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REPORT

ON THE

LAND REVENUE SETTLEMENT

OF THE

BAITOOL DISTRICT,

NERBUDDA DIVISION, CENTRAL PROVINCES,

EFFECTED BY

W. RAMSAY, Bo.C.S.

1866.

SELECTIONS

FROM THE

RECORDS

OF

THE GOVERNMENT OF INDIA,

FOREIGN DEPARTMENT.

No. LVII.

REPORT ON THE LAND REVENUE SETTLEMENT

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TABLE OF CONTENTS.

PAGE.

Map of the Baitool District.

Letter from Secretary to the Chief Commissioner, No. 719, dated 25th February 1867 1

Letter from the Settlement Commissioner, No. 268, dated 25th January 1867 ... 3

Report on the revision of the Land Revenue Settlement of the Baitool District—

Introduction 15

Section I. Topography 16

II. Village Communities 20

III. Population 24

IV. Landed Tenures 32

V. Agriculture 39

VI. Commerce and Trade 51

VII. Former Assessment and past Fiscal History 53

VIII. Data and Statistics of present Assessment... 59

IX. Jagheer and Maafee Land 83

X. Forest and Jungles 85

XI. Financial Results—Conclusion 93

Supplementary Report by Mr. A. M. Russell, Officiating Settlement Officer ... 95

Statements I to IV. 100

Letter from Secretary to the Government of India, Foreign Department, No. 308, dated Simla, 4th October 1867 111

REPORT

ON THE

LAND REVEUNE SETTLEMENT

OF THE

BAITOOL DISTRICT.

LETTERS.

From C. BERNARD, ESQ., *Secretary to Chief Commissioner, to the Settlement Commissioner, Central Provinces,—(No.* 719—37, *dated Nagpore, 25th February* 1867).

I am directed to acknowledge your letter No. 268 of the 4th February, forwarding Mr. Ramsay's final report upon the Baitool Settlement, and recommending that the revised Settlement be now confirmed for thirty years.

2. From Mr. Ramsay's report the Chief Commissioner gathers that the *Khusreh* measurements were not so well done in the Baitool district as in other parts of these provinces. And there is, it would seem, a possibility that the professional Survey may show some of the measurements to have been incorrect. But on the other hand the Settlement Officer appears to have made efforts for rectification, and to have effected something to remedy the errors; and further the *Khusreh* measurements are fairly correct for the open and plain tracts of the district, while it is in the hilly country, where villages are small, and cultivated patches are much scattered, that errors of measurement may, it is feared, exist.

3. In December 1862, when Captain Hector Mackenzie visited the Baitool district on special inspection duty connected with the Settlement, it was reported that the *Khusrah* maps and papers were apparently good. The revised Settlement has now been working successfully for three years; the Commissioner of the division, Major Hector Mackenzie, considers that the new assessments are, on the whole, working tolerably well; the people of the district appear to be satisfied; and the inhabitants of neighbouring districts regard the revised Baitool Settlement as being very moderate. On the other hand, the fiscal interests of the State have not been lost sight of, for the land revenue of the district is now 32 per cent.* above what it was under the former Settlement.

* This is exclusive of all future income to be derived from excess wastes, now for the first time marked off as State properties. In the year 1866-67 this income amounted to Rs. 16,000 in the Baitool district.

4. Looking to this general *consensus* in favor of the Settlement, the Chief Commissioner decides not to withhold confirmation from the Baitool Settlement, on account of the supposed inaccuracy of some of the measurements. Professional Survey parties cannot enter the Baitool district for another year at least. They would not be able to furnish data for testing the entire *Khusreh* measurements until the year 1871, and by that time the Settlement would have been seven or eight years in operation. It would impair the confidence now felt in the Settlements of surrounding districts, and it might provoke wide distrust, if a regular remeasurement of any villages in Baitool on the *Khusreh* system were now to be undertaken. There is no ground for supposing that such inaccuracy as there may be in the measurements has entailed any fiscal loss on the State; and it is quite certain that any small additional land revenue a remeasurement might bring would be dearly bought, if its price were the creation of any general distrust in respect of the permanency of the assessments; and in respect to the security against any enhancement.

5. After weighing fully all these considerations, the Chief Commissioner hereby confirms the Baitool Settlement for a period of thirty years, with effect from the 1st July 1864. The Deputy Commissioner of Baitool will be instructed to publish as widely as possible to the people of his district the fact that their Settlement has now been confirmed.

6. While acknowledging the diligence and ability which Mr. Ramsay brought to bear on the Settlement, and especially on the expeditious completion of the assessments, the Chief Commissioner cannot accord unqualified commendation. He considers that the Settlement Officer ought to have earlier and more prominently brought to notice the defects in the measurements, if indeed they be defective. The proper remedy could then have been applied, and the errors would have been corrected. Again, the inaccuracies and omission in the record of rights—since set fully right by Mr. Russell—though due in the first instance to the inefficiency of the Superintendent, are yet partly attributable to the want of supervision by the Settlement Officer. And, as observed by yourself, Mr. Ramsay is responsible for the quality of the work done under his immediate superintendence. The Chief Commissioner hopes to be able to give fuller and less qualified praise to the Chindwarra Settlement, now rapidly drawing to a close under Mr. Ramsay's supervision. And it is expected that Mr. Ramsay will take such warning from the experience of the Baitool Settlement as may ensure that the shortcomings here commented on may not recur.

7. The Chief Commissioner's thanks are due to Mr. Russell, Officiating Settlement Officer, who by dint of diligence, care, and firmness, corrected the Baitool Settlement records, supplied omissions, and has finally made the Settlement papers over to the Deputy Commissioner and to the people in a complete and reliable state.

8. The Baitool Settlement report, with your letter* under acknowledgment, and this despatch, may be printed under your supervision.

---

* Herewith returned.

From J. H. MORRIS, Esq., *Settlement Cammissioner, Central Provinces, to the Secretary to Chief Commissioner, Central Provinces,—(No.* 263, *dated Jubbulpore,* 25*th January* 1867).

I have the honor herewith to submit for final sanction the Settlement report of the Baitool district, together with the Statements noted in the margin, furnished by the Settlement Officer, Mr. W. Ramsay. This report is dated 8th April 1865, and was submitted by the Settlement Officer upwards of a year and a half ago; but as it had become apparent, soon after the submission of the report, that the Settlement misls were far from complete, and required amendment and modification, these matters were, in the absence of Mr. Ramsay, on leave, made over to Mr. Russell for completion, and the submission of the report for final sanction was consequently delayed. Mr. Russell has now furnished a report regarding the revision of the records and final completion of the papers; and I beg herewith to annex copy of the same as a supplement to Mr. Ramsay's report; and as I have now every reason to believe that the Settlement works well and is complete in all essential particulars, I have the honor to solicit that it may receive the confirmation of the Chief Commissioner for 30 years from the 1st July 1864, the date of the amendment of the revised assessment.

1 General Statement in Acres, 1 Vol.
1 Ditto ditto totals arranged according to chuks, talooks, pergunnahs and tehseels.
1 Annual Jumma Statement, 1 Vol.
1 Comparative Statement of Area, &c., &c.
1 Statistical Statement of the district.
1 Map of the district, illustrative of the report.
1 Statement of Judicial work.

2. Mr. Ramsay has furnished a full and elaborate report on all the more important points connected with Settlement operations which have been more or less in progress in the Baitool district for the last 10 years, with the exception of the preparation of the record of rights which, as above stated, has been reported on by Mr. Russell; and as the Chief Commissioner's local knowledge of the district is almost as great as that possessed by myself, I need not follow Mr. Ramsay through all the points he has noticed, but observing the order of his subjects, will advert only to such points as seem to require particular notice.

3. Before proceeding to generally describe the district, Mr. Ramsay notices in his opening paragraphs the nature of the measurements completed before he took charge of the Settlement, and the measures adopted by him to test the statistics. The result is not altogether satisfactory, but still I am hopeful that there has been no real loss as regards the Government revenue, as might have been the case in a more highly cultivated and fertile district, where the assessment would have been directly based on returns of area and soil, rather than on more general considerations of locality, population, rental, &c.

4. To Mr. Ramsay's general description of the district, as given in Section I of his report, I have not much to add, as it contains nearly all that can be said regarding the topography, climate, general character, and natural resources of this part of the country. I would however draw passing attention to the following facts, *viz.*, that little more than $\frac{1}{4}$th of the total area of the district is cultivated; that notwithstanding the existence of numerous rivers, little or no use is made of

them for irrigation ; that though the means of communication generally are good, still that some of the more important roads, such as that between Baitool and Chindwarra, are almost impassable during the rains, and that the district is without any towns or cities of importance.

5. In Section II Mr. Ramsay adverts to the village communities, and describes the hereditary village officers and village servants. His description is not without interest, and I would beg leave to draw attention to his remarks regarding the village accountants (Pandiahs), and to add the following observation regarding this class of village servants, as also the Kotewars and Joshees.

6. Mr. Ramsay has, I think, correctly described the position of the Putwaree (Pandiah) at the commencement of Settlement operations in this district; and he is, in my opinion, right in saying that the hereditary tenure dates from our time, and that the office had been more or less regulated and interfered with at each successive Settlement. Under these circumstances I concurred with him in considering that no great advantage would be gained by reverting to the state of things preceding 1856, and I therefore sanctioned his proposal to leave matters in *statu quo* as far as possible, merely removing incapables and new men, and modifying the circles, so as to equalize the revenue derived from each, and fix a fair remuneration for each incumbent. The necessity also of leaving the mode of remuneration to be privately adjusted between the proprietors and the Putwaree was duly impressed on the Settlement Officer, and he was informed that all dues hitherto realized from cultivators should continue to be paid as usual.

7. It is satisfactory to observe from the Settlement Officer's report that the payments fixed on, together with the perquisites from cultivators make the remuneration of the Putwarees amply sufficient: but I must not omit to mention that, since the submission of Mr. Ramsay's report, it was brought to my notice that the dues or perquisites formerly realized from cultivators had been authoritatively compounded into money payments, and that the cultivators were, in consequence, generally dissatisfied. On this the matter was again taken up, and the Officer in charge of the Settlement was directed to cancel any such unauthorized arrangement, and take measures for carrying out the proposals originally submitted by the Settlement Officer and sanctioned by me. This I have reason to believe has now been done; and as no complaints have reached me either from proprietors, cultivators, or Putwarees, I trust the arrangements now in force will work well and prove satisfactory.

8. The Kotewar, as described by Mr. Ramsay, is essentially the village drudge, and it would appear from paragraph 37 of the report now submitted, that though purely and solely the servant of the proprietor, his status and rights were defined in the village administration paper. On inquiry however it became manifest that the arrangements regarding Kotewars had not been carried out so completely as they might have been, and that further steps were necessary to define and record their rights, position and perquisites in accordance with the instructions conveyed in the Settlement Code, and the various Circulars

issued on this subject. The matter was therefore again taken up, and has now, through the exertions of Mr. Russell, been completed in a satisfactory manner.

9. The Joshees or village astrologers are by no means a numerous or influential class in this district; it will be observed that Mr. Ramsay states that "the Joshee only occurs in a few villages, and that the rent-free grants formerly enjoyed by this class of village servants have most of them been resumed." On this point I would add that these resumptions were made in accordance with former orders, and prior to the issue of the Chief Commissioner's recent instructions, and that I may consequently perhaps find it necessary to address you separately on this matter.

10. In Section III of his report Mr. Ramsay treats of the population, and gives an interesting account of the various castes by which the Baitool district is populated, with details of their customs, habits, and general character as agriculturalists. As the census lately taken is to be considered part and parcel of the general Settlement operations, I would suggest that Mr. Ramsay's report be supplemented with the statistics lately acquired as regards the present population, the average number of persons to the square mile, &c., &c. I would also draw attention to Mr. Ramsay's detailed notice of the hill tribes of Gond and Korkoos, who are found in large numbers in this district, and whose existence exercises an important influence on the character and habits of the population generally.

11. Section IV is devoted to the notice of landed tenures, and a detailed description is given not only of rights in land as at present existing, and of the manner in which they have been treated and recorded, but the past history of the tract is reverted to, and an attempt made to trace the various steps which have led to the present state of affairs. That many of the old Wuttundar Patels disappeared, and that others had to make way for a race of speculating farmers is in a great measure true, but still the majority of these changes are by no means of recent date, as will be seen by reference to the annexed Statement extracted from paragraph 108 of Mr. Ramsay's report :—

Tenure.	No. of Cases.
Prior to British rule	566
From period of first Settlement, *viz.*, A. D. 1822 ...	309
From ditto of last Settlement, *viz.*, A. D. 1837 ...	91
Since ditto and prior to 1850	39
Subsequent to ditto	87
Total cases of proprietary right	1,092

12. From the above, it would appear that more than half the villages of the district are still in the possession of persons whose ancestors held prior to British rule, whilst of the remainder, considerably more than a half changed hands at the first Settlement in 1822, and have since then been held continuously by the same parties, thus showing that out of 1,092 estates, 875 or nearly four-fifths had been uninterruptedly in the possession of the same parties for nearly 40

years, when proprietary right was conferred. The above cannot, in my opinion, be regarded as other than a fairly satisfactory result, for it proves incontestably that notwithstanding the disappearance, in a great measure, of the Wuttundar Patels, and the issue of instructions to the effect that present occupancy and continuous possession should, rather than an ancestral title, form the basis of the award of proprietary right, still that, as a general rule, strangers have not been introduced as proprietors, or proprietary right been conferred on others than holders of very long standing.

13. The majority of the proprietary right cases of the district, as also the appeals from the decisions of the Settlement Officer, having been decided and disposed of prior to my assuming charge of my present office, I am unable to give the result of my own experience in the matter; but judging from such cases as have come before me, I should be inclined to affirm without hesitation that substantial justice has been done, and the balance fairly held between claims resting on ancestral title on the one hand, and those based on present occupancy and long continuous possession on the other.

14. There is one point, however, in connection with this subject of the award of proprietary right which calls for notice, and that is the very small number of persons who have been declared proprietors of their holdings. From paragraph 98 of Mr. Ramsay's report one would be led to infer that in many estates old Wuttundar Patels still existed "as cultivators, struggling to keep up a position in the village of which they formerly had been the head;" and it was expressly to meet the claims of this class of persons that Clause 3, paragraph 5 of my Circular No. 4, dated 27th October 1863, was, with the sanction of the Chief Commissioner, introduced, but from the table given in paragraph 114 it would appear that only 11 such have been declared entitled to the superior position of proprietors of their holdings—a fact which would prove either that descendants of the former proprietors have, as a general rule, disappeared altogether, or that, as stated in paragraph 115, they declined the honor thus about to be conferred on them, and preferred to remain in the position of tenants.

15. In treating of the subject of landed tenures, Mr. Ramsay has dwelt at some length on the question of tenant right as formerly existing in this district. The Settlement Officer asserts that under the Mahratta Government no such thing as a prescriptive right of occupancy existed, and I am inclined to endorse this opinion, and to add that tenant right if it exists at all, has been created by the action of our Courts and the revenue system in force since the introduction of British rule into these provinces. My views on this important subject having, however, been already laid before the Chief Commissioner in detail in my No. 1125, dated 18th April 1864, I will not dwell further on this now, but will proceed to notice briefly the results as given in the report.

16. Proceeding on the 12 years' rule, and regarding all cultivators who have held continuously for and above that period as hereditary tenants, *i. e.*, tenants with rights of occupancy, Mr. Ramsay gives the

following details: Hereditary cultivators 9,428; Tenants-at-will 20,904. The above figures would, however, appear to be incorrect, and as Mr. Ramsay's report was submitted before the issue of Circulars G. and G I, in which detailed instructions were given regarding the sub-division of hereditary cultivators into two classes, *viz.*, those with an absolute right of occupancy, and those with a right conditional on the non-alteration of the occupancy clause in Act X of 1859, I beg to supplement the Settlement Officer's report with the following figures, taken from a Statement submitted by Mr. Russell:—

Tenants with absolute rights of occupancy	5,087
Ditto conditional ditto	2,977
Tenants-at-will	10,001

17. In connection with the subject of tenants, Mr. Ramsay has also dwelt on that of rents and their adjustment, a matter of which I will defer any detailed notice until I come to review that of revision of assessment, but I beg attention to the remarks in paragraph 103, and to endorse Mr. Ramsay's statement, that "the rule of our Courts fixing 12 years as the period, constituting a title to hereditary occupancy, was generally construed as giving permission to hold on the same fixed terms as heretofore, quite irrespective of the increased value of produce and consequently of land." So much in fact was the native, and in some instances the official mind impressed with this idea, that very detailed and explicit instructions were necessary to eradicate it, and even yet the baneful results may be traced in the very low rents paid by many of the so-called hereditary tenants.

18. In Section V Mr. Ramsay gives a good description of the agriculture of the district. His remarks on the various soils and their capabilities, and his description of the different crops and methods of cultivation will be found interesting and worthy of perusal. The account given in paragraphs 145 to 158 of the cultivation of sugar-cane and opium is valuable, especially as regards the latter (opium), as this is the only district in these provinces where this crop is regularly grown.

19. I entirely concur with what Mr. Ramsay says regarding the very inferior nature of the cultivation, and I would beg to draw attention to this fact, as it is in a very great measure owing to this, combined with the general sparseness of the population, that the average rate of Government demand falls at so low a figure. The absence of irrigation is also worthy of note, and goes far to confirm Mr. Ramsay's opinion as to the apathetic character and habits of the agricultural community of the district.

20. Section VI on Trade and Commerce does not appear to call for any special remarks. The only indigenous manufacture worthy of note is pottery, and that is not by any means superior as regards trade; the exports consist of opium which is sent to Malwa, raw sugar (goor) which goes to Hoshungabad, jungle produce to the Berars, and a little rice to Boorhanpoor, whilst the imports comprise chiefly salt, cotton, cloth, brass and iron vessels, and sundries.

21. In Section VII Mr. Ramsay treats of the former assessment and past fiscal history of this district. His remarks generally are well worthy of attention, specially as regards the disastrous effects of the high assessments fixed during the early settlements. For facility of reference I annex details of the several Settlements made since 1803 A. D.

Period of Settlement.	Amount fixed.	Amount realized.
Previous to 1803	1,66,490	Not known.
From 1804 to 1816	2,46,649	Ditto.
From 1821 to 1825, 1st Settlement under British rule	2,86,580	2,55,600
2nd ditto from 1826 to 1828	2.03,471	Not stated.
3rd ditto from 1829 to 1833	2,00,510	1,84,898
4th ditto from 1834 to 1836	1,61,224	Realized in full.
5th ditto from 1837 to date or 20 years' Settlement	1,40,000	Ditto.

22. From the above it will be seen that all the Settlements made from 1804 to 1833 were excessive, balances having accrued from year to year, and the people been reduced to a state of actual poverty and destitution, whilst from 1834, or for thirty years, the district has been in the enjoyment of a moderate assessment; the result also being as stated by Mr. Ramsay, that during that time the value of much of the land had been greatly increased, both by the sinking of wells, and the great rise in prices, so that now throughout the open parts of the district, the whole of the culturable land has been brought under the plough, and even in the wilder parts great inroads have been made upon the domains of the forest. The conclusions drawn by the Settlement Officer from the above results will be found clearly stated in paragraphs 228 and 229 of his report, and I am of opinion that he was fully justified in assuming therefrom that the Government revenue might be considerably increased without departing from that basis of moderation which was necessary to the future prosperity of the district.

23. In Section VIII, paragraphs 231 to 315, the data for assessment and statistics of the present Settlement are given. Mr. Ramsay has described his "modus operandi" so fully that it does not seem necessary for me to follow him through the various stages by which he arrived at the final result; but I would draw attention to the fact that, although fully justified in demanding an enhancement, the Settlement Officer aimed carefully at fixing a moderate assessment. One of the chief difficulties the assessing officer had to contend with was the absence of any fixed standard of rent rates for the various qualities of soil and produce. That as a general rule very light rents had prevailed for the last 25 years, and that these had in a great measure come to be regarded as stereotyped was obvious; and also that the rise in rents would be a gradual process, and that too great and sudden an increase in the Government demand would have to be avoided, were inferences naturally following on the above, but in addition to these

considerations, come the fact that rent rates varied, in almost every village, to such an extent that the Settlement Officer states "to ensure uniformity of practice, each village would require a set of rates of its own," so that we must not be surprised to find that in practice, the rates finally determined on were regarded rather as a general test than fixed standard according to which the Government demand was to be determined, and also that they (the rates) formed only one out of the many modes of determining the assessment ; for Mr. Ramsay remarks that in assessing, the following points were also carefully looked to : situation, proximity to markets and means of communication, prevailing quality of the soil and nature of crops raised, facilities for obtaining water, proximity to jungle and haunts of wild animals, and character of the agricultural population.

24. For general purposes of assessment, the district was divided off into groups or circles of villages, fixed on according to their geographical position, and each circle (or chuk as it is technically termed) was subdivided into three classes, determined chiefly on the considerations alluded to at the close of the preceding paragraph. The following would seem to have been the six principal circles or chuks, *viz.*, *Baitool* and *Ponee*, *Sainkhera* and *Patun*, *Mooltye* and *Dunawa*, *Amla*, *Devgaon* and *Nusserrabad*, *Atnair*, comprising the open and well cultivated parts of the country. In addition to these was chuk *Raneepoor*, *Shapoor* and *Dhoba*, which though not very well cultivated, still was superior to the remainder of the district which consisted of tracts thinly inhabited, but partially cultivated, and more or less overrun with jungle.

25. The principles which have guided the Settlement Officer in dealing with these last-mentioned tracts will be found recorded in paragraphs 300 to 302 of his report. I would merely state here that the assessments have been made talookwara, each talooka being considered as a chuk by itself, an advisable arrangement in my opinion, as each talooka will generally be found to be complete and compact in itself, though differing in geographical position and other little particulars from any of its neighbours. There would seem to have been six chuks or talookas thus dealt with, *viz.*, *Jhullar*, *Bordah*, *Jamgurh*, *Kaisea*, *Neemagurh* and *Cheerapatta*, together with ten wild talooks of the *Saoligurh* pergunnah, all belonging to one proprietor, Govinda Patel, a Korkoo, which were separately assessed for reasons given in paragraphs 309 to 311 of the report.

26. For facility of reference I annex two Statements, one showing the rates generally adopted by the Settlement Officer in fixing the jummas of each chuk, and the other the rates on malgoozaree and cultivation and the fiscal result of his revision of assessment in the principal chuks or circles.

Statement No. I.

CHUKS.

Description of Soil.	Baitool and Powner.		Sainkheea and Patun.		Mooltye and Dunawa.		Amla.	
	1st Class.	2nd Class.	1st Class.	2nd Class.	1st Class.	2nd Class.	1st Class.	2nd Class.
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Irrigated land	1 5 0	1 0 8	1 8 0	1 3 3	1 5 0	1 2 0	1 6 0	1 4 7
Kalee, 1st Class...	0 14 0	0 10 0	0 12 0	0 8 0	0 10 6	0 7 6	0 10 3	0 9 4
Ditto, 2nd Class...	0 12 3	0 8 4	0 9 0	0 7 3	0 7 10	0 6 9	0 8 5	0 7 7
Moorund	0 10 6	0 6 8	0 7 0	0 5 7	0 6 1	0 5 3	0 6 6	0 6 0
Khardee	0 5 3	0 5 0	0 4 0	0 3 3	0 3 6	0 3 0	0 3 9	0 3 5
Retaree	0 3 6	0 3 4	0 3 0	0 2 5	0 2 7	0 2 3	0 2 9	0 2 7
Burdee	0 1 9	0 1 8	0 2 0	0 1 7	0 1 9	0 1 6	0 1 10	0 1 9

Statement No. II.

Name of Chuk.	Total former Jumma.	Total revised Jumma.	Percentage of increase.	Rate of revised Jumma on Cultivation.	Rate of revised Jumma on Malgoozaree.	Remarks.
	Rs. A. P	Rs. A. P.		Rs. A. P.	Rs. A. P.	
Baitool and Pownee	34,005 0 0	44,164 0 0	29·9	0 6 11	0 5 0	
Sainkhera and Patun	19,044 0 0	24,898 0 0	30·5	0 7 4	0 5 9	
Mooltye and Dunawa	28,778 0 0	38,146 0 0	32·48	0 4 3	0 3 0	
Amla	4,065 0 0	5,825 0 0	43·3	0 5 2	0 3 6	
Deogaon and Nusseerabad ...	11,602 0 0	15,996 0 0	37·87	0 6 9	0 5 3	
Atnair	28,503 0 0	36,829 0 0	29·2	0 3 10	0 2 2	
Raneepoor, Shahpoor, and Dhuba	6,251 0 0	10,628 0 0	70·	0 3 4	0 1 4	
Jhullar	700 0 0	1,000 0 0	43·	0 4 7	0 2 9	
Boodha	Not known, being Jagheer.	1,500 0 0	.....	0 2 6	0 0 9	
Jamgurh	230 0 0	293 0 0	27·4	0 1 7	0 0 3	
Kaiseea	265 0 0	410 0 0	54·7	0 2 3	0 0 8	
Neemgurh	425 0 0	560 0 0	31·76	0 2 9	0 0 8	
Cheerapatha	150 0 0	135 0 0	.....	0 4 3	0 1 1	Decrease 10 per cent.
10 Talooks of Pergunnah Saohghur	4,435 0 0	3,655 0 0	.....	0 2 2	0 0 8½	Ditto 17·6 ditto.

27. From the above, it will be seen that with the exception of two of the milder and more jungly tracts, enhancement has been imposed on all the chuks at rates varying from 27 to 70 per cent., the highest percentage of increase is 70 per cent., but even with that the rate per acre of the revised jumma on cultivation does not exceed 3 annas 4 pies, which fully bears me out in what I formerly stated as to the Settlement Officer having aimed carefully at fixing a moderate assessment, that in every way justified in demanding an enhancement. Column 5 of Statement II, which gives for each chuk the rate per acre, of the revised jumma in cultivation is worthy of attention. At first sight these rates may appear very low; but that they are not too low, and that the Government demand has not been unduly sacrificed may be relied on from a consideration of the following circumstances: the poorness of the soil in all but the most favored localities, the inferiority of cultivation, the absence of irrigation and manuring, the low yield of produce per acre, the lowness of rents caused by the sparseness of the population, and the great want of cultivators as compared with the large amount of land to be cultivated; and lastly, the tenure on which the land is held, which renders it necessary to leave a larger margin of profit to suffice for both landlord and tenant.

28. The financial result of the revision of Settlement in the whole district has been a total increase of Rs. 44,591, the assessment having been raised from Rs. 1,40,000 to Rs. 1,84,591, or nearly 32 per cent. The revised jumma falls at the rate of 0-4-7 per acre in the cultivated area, and absorbs 69 per cent. of the gross rental realized by the landlords from all sources, and including the profits of their own "seer" lands. In the above is included the new rental, as given by the recent adjustment of rents, which has however only resulted in a very trifling increase on the former rents, as will be seen by referring to paragraph 105 of the report; but then it must be borne in mind that rents in this district are very far as yet from having been finally adjusted, even with reference to prevailing prices and the present state of things; that the rise in prices has been so sudden and so great, that anything like a corresponding rise in rents cannot be overlooked for some years to come: that the former idea regarding the fixity of rents has not yet had time to be properly effaced or put aside, and that notwithstanding all these drawbacks rents are daily rising and their adjustment is going on so regularly year by year, that it may fairly be predicted that before half the term of this Settlement has expired landlords will, as a rule, be in the enjoyment of profits very nearly if not quite equal to the Government demand.

29. In Section IX mention is made of the rent-free land, but the subject is not of much importance or one that requires special notice, as regards the Baitool district, the amount of land held revenue free being but trifling, and the greater portion even of that being only alienated for the lives of the present incumbents.

30. In Section X the Settlement Officer treats at some length of the forests and jungles. Considering the general character of the district, the subject is one to which a considerable amount of importance

attaches, and although the Settlement Officer's remarks might perhaps have been of a more practical character, still they are by no means devoid of interest and will well repay perusal. A list of trees indigenous to the district will be found in paragraph 332, which, as the Settlement Officer remarks, gives those which are most common, and the majority of which are good timber trees.

31. A very important point in connection with this subject of forests and jungles, is the manner in which the rules for the exclusion of excess wastes have been carried out, and on this point Mr. Ramsay's report affords full information; the reservations proposed by him also strike me as judicious for whilst the Government interests have not been sacrificed, still all reasonable rights, derived from long occupation, &c., have been admitted. The total area reserved amounts to upwards of 1,078 square miles, in which are included 219 entire villages, which were declared wholly waste, and in which no Settlement operations have taken place. Since the exclusion of the wastes, inaccuracies were found to exist in some of the village papers, whilst in other cases the boundary marks, formerly laid down were found to have disappeared. These have now all been corrected, some of the more important errors on the spot by Mr. Ramsay himself, and it is now reported that boundary marks of a permanent nature have been laid down, so that no difficulties will, I trust, arise in future.

32. Mr. Ramsay has not devoted any separate portion of his report to remarks on the preparation of the record of rights, which is to be regretted, as it is in this matter of the record of rights that Mr. Ramsay's supervision has not proved to have been so complete and satisfactory as it might. It is however only fair to state that the additional charge of the Chindwara Settlement, which Mr. Ramsay received in September 1863, obliged him to make over the final stages of the work to the Superintendent, Luchmun Sing, who unfortunately proved anything but an efficient officer, and it was chiefly this which led to the existence of the errors and omissions which were afterwards discovered in the Settlement records, and for the correction of which Mr. Russell was, after Mr. Ramsay's departure for England, placed in charge of this Settlement. I do not, however, consider it necessary to dwell further on this portion of the subject, as the nature of the errors and omissions above referred to, the measures taken for their correction, and the manner in which these measures were carried out, and the Settlement record finally completed and made over to the district office, will be found clearly stated in Mr. Russell's No. 82, dated 15th October 1866, to my address, copy of which is herewith appended as a supplement to Mr. Ramsay's report.

33. The cost of the Settlement is stated by Mr. Ramsay to have amounted to Rs. 1,34,570, to which must be added a subsequent expenditure of Rs. 5,600 on account of revision of records, thus making a total cost of about Rs. 1,40,000 or 75 per cent. on the annual revenue of the district, which though certainly very high, still is not to be wondered at, as the district is essentially a poor one, and does not pay revenue in proportion to the expense incurred on it. The fact

also of the very long period over which the measurements extended, consequent on interruptions caused by the mutiny and other unavoidable causes, should not be lost sight of, and when to this is added the reflection that the increase in the revenue will cover the whole expenditure within a little more than three years, the general result may, I think, be regarded as very fairly satisfactory.

34. The only subordinate noticed by Mr. Ramsay in his report is Superintendent Luchmun Sing, to whom I have before referred, and whose shortcomings it is not necessary to notice further, as he is now no longer in Government employ. Mr. Russell in paragraph 19 of his report ascribes the credit of the revision of the records to Superintendent Nanuk Chund, and I desire to add my testimony to the good services of this officer in this respect. It also gives me much pleasure to commend to the favourable notice of the Chief Commissioner the highly satisfactory and judicious manner in which Mr. Russell himself supervised the by no means easy task of correcting and finishing the records made over to him for completion. Lastly, I earnestly commend to the favourable notice of the Chief Commissioner and of Government the merits and services of Mr. Ramsay himself. As stated at the close of his report, he joined the Settlement "new to the work and totally without practical experience of the revenue system existing in these provinces;" he laboured hard at the assessments (the measurements having been completed before he took charge) and acquired a good practical knowledge of the people and agriculture of the district. The task before him was one of considerable difficulty in many respects, but still it was performed with ability and judgment, and I believe that the result of his labours, specially as regards the assessments, will be found in the good practical working of the Settlement.

REPORT.

REPORT.

BAITOOL DISTRICT.

REVISION OF THE LAND REVENUE SETTLEMENT.

From W. RAMSAY, ESQ., *Settlement Officer, Baitool, to* J. H. MORRIS, ESQ., *Settlement Commissoner, Central Provinces*,—(*dated 8th April* 1865).

INTRODUCTION.

I have the honour to submit my report on the completion of the Baitool Settlement for a term of 30 years from the 1st July 1864. I subjoin the papers and statements as per margin.

General Assessment Statements, chuks, and talooks in three books.
1 General Statement in acres.
1 Ditto ditto totals arranged according to chuks, talooks, pergunnahs and tehseels.
1 Annual Jumma Statement.
1 Return of Comparative Statement of area, &c., &c., &c.
1 Ditto Statistical Statement of the District.
1 Map to illustrate Report.

2. Measurement operations were first commenced in 1855 under Mr. Sinclair, Deputy Collector; the mutinies interrupted the work for a time until July 1859, when operations were recommenced under Mr. Cline, Deputy Collector; with a few exceptions, measurements were brought to a completion by the end of the hot season of 1862.

3. I took charge of the office in July of that year; my immediate attention was turned towards disposing of the outstanding proprietary right cases, the bulk of which had been previously disposed of by the Deputy Commissioner under whose superintendence Settlement operations had been hitherto conducted. Local inquiries and examination of the Khusra Misls led me to entertain some doubts of the accuracy of the statistics collected, but Captain Mackenzie inspected the whole Settlement in that year, and on my representations an "am purtal" or entire testing was started. The result of this was to show certain discrepancies both in area and quality of soil: these were accounted for by the changes in cultivation which had taken place in the years that had intervened between measurement and assessment. I had the papers corrected, and then felt myself justified in proceeding to assess upon the amended statistics.

4. The first assessments were brought out in January 1863, but they had to be returned in consequence of certain orders issued meanwhile by the Chief Commissioner. Assessments were finally brought out in April, and by the end of September the entire assessment of the district was revised, and proposals submitted for 1,073 villages.

5. The attestation of rents and khewut operations were commenced under my own supervision in August. In November I proceeded to take charge of the Chindwarra Settlement, and the immediate conduct of the Baitool Settlement devolved on the Superintendent, Luchmun Sing, who brought the work virtually to a close in July last.

6. The Settlement operations under my control have accordingly extended over a period of rather more than two years from the time of taking charge, and of about eight years in all from the commencement of measurements. The latter as shown above were completed before my time. I have already stated that measures were taken by me to correct errors and supply deficiencies: one misfortune was the length of time over which measurement operations extended, it often happening, especially in the case of villages only partially under cultivation, that at the time of assessment cultivation and holding had so changed, that the old khusra had lost much of its value as a record, owing to the majority of the tenantry having been changed.

7. I have made these remarks to show the difficulties to be contended with in assessing, which have led me to base my calculations more upon general principles than upon strict figures and data recorded; of the principles on which I proposed to base my proposals for assessment I shall speak elsewhere.

8. The district has been so long under British rule and so few events of any importance have occurred within its narrow limits, that I think it unnecessary to enter into any details of its past history; suffice it to say that it was once the seat of a Gond dynasty, and was known by the name of "Sirkar Kherla," so called from the fort of Kherla, which was the seat of the Government. As in other parts of Central India, successive waves of conquest have swept over the land; first came the Mahomedans and afterwards the Mahrattas, under whom the district formed a portion of the vast empire of the Rajas of Berar; it continued to form a part of the curtailed kingdom of Nagpore until the war with Appa Sahib in A. D. 1818, at the conclusion of which the youthful Rughojee was placed upon the musnud, and Kherla, or as it was henceforth termed Baitool, was along with other territories formally made over to the British Government, under which it has continued ever since.

SECTION I.

Topography.

9. The district of Baitool lies wholly upon the high land comprising the main ridge and shoulders of the Sautpoora line of hills, which divide the plains of Nagpore and Berar to the south from the fertile valley of the Nerbudda on the north, and is situate between the 21st and 22nd parallels of North latitude and the 77th and 78th of east longitude: it has a mean elevation above the sea of about 2,000 feet, though some points of course are much higher, reaching to little short of 3,700 feet above the sea level. It is essentially a highland tract, but possessing every variety of external feature, from the valley smiling with corn and sugarcane, to the rugged precipice and mountain torrent brawling through the primeval forest. It divides itself naturally into several distinct portions, differing both in outward appearance, character of soil, and geological formation.

10. The chief town of Baitool is centrally situated, and lies in a level basin of rich soil, traversed by the perennial streams of the Machna and Sampna, and shut in by abrupt lines of stony hills on

all sides but the west, where it is bounded by the deep valley of the Taptee, clothed on either side with dense jungle. This tract is almost entirely under cultivation, and is studded with numerous and thriving village communities. To the south lies an extensive rolling plateau of basaltic formation, having the sacred town of Mooltye and the springs of the river Taptee at its highest point, extending over the whole of the southern face of the district, and finally merging into the wild and broken line of ghats which lead down to the lower country of the plains; this part of the district consists of a succession of stony ridges of trap rock, enclosing valleys or basins of fertile soil of very varying extent and capabilities, and to which the cultivation is mostly confined, except where the shallow soil on the tops of the hills admits of being turned to account. The whole of the culturable soil has now been taken up, there are but few trees, and the general aspect is bare and uninviting.

11. To the north of Baitool there lies a tract of poor country, thinly inhabited and sparsely cultivated, terminating in the main chain of the Sautpoora hills, where a considerable fall takes place in the general level of the country. North again lies an irregular plain of sandstone formation, having in places the appearance of a vast park, well wooded, with a scanty population and little cultivated land; much of it is virtually unfit for the plough.

12. To the extreme north the district is bounded by a line of hills which rise abruptly out of the great plain of the Nerbudda valley. The western portion of the Baitool district is a wild tract of hill and jungle inhabited almost wholly by Gonds and Koorkoos; it has but a few hamlets, isolated by long tracts of waste land, and when seen from the tops of some neighbouring hill, presents the appearance of a vast unbroken wilderness.

13. Politically the district is divided into four pergunnahs, that of Baitool comprising the central and northern portion, Atnair the southern, Mooltye the eastern, and Saoligurh the western. These pergunnahs are again sub-divided into smaller talookas. There are two tehseelees, that of Baitool embracing the Baitool, Atnair and Saoligurh pergunnahs, and that of Mooltye the small but well populated pergunnah of that name.

14. The total area of the district is about 23,04,000 acres or 3,600 square miles, and of this it may be roughly stated that 6,42,640 acres only are under cultivation.

15. The principal river of the district is the Taptee which is supposed to rise in the large tank at Mooltye though in reality it rises about two miles off. The river runs nearly due west right through the district, until it emerges into the wild district of Gangra, a dependency of Berar.

16. In the same high plateau of Mooltye rise the Wurda and Bail rivers; the latter, one of the chief affluents of the Kunhan, which flows by Kamptee and ultimately into the Wyngunga. Mooltye thus sends its water both to the western and eastern coasts.

17. Other rivers are the Machna and Sampna, which rising in the hills that shut in the rich basin of Baitool, unite their waters at the civil station of the district, thence forcing their way through the main chain of the Sautpoora hills join the Tawa below Shapoor on the eastern edge of the district.

18. The Tawa rises in the Chindwarra District, and flows only for a short distance through the north-east corner of this district, and eventually flows into the Nerbudda above Hoshungabad.

19. Another largish river is the Moorund which runs north through the greater part of Saoligurh Pergunnah on the west and leaves the district near the town of Seonee in Hoshungabad.

20. These are the only rivers of any size, but throughout the district, and more especially in the Mooltye and Atnair Pergunnahs amid the trap formation, there are a number of smaller streams which retain water in places all the year round. Some use is made of these for irrigation, but not so much as might be.

21. The means of communication throughout the district are generally good; in fact, I believe few districts in the Central Provinces are so well off in the matter of roads. The road from Hoshungabad to Nagpore traverses the length of the district and is more or less bridged. From Baitool to the frontiers of Hoshungabad the road is passable for vehicles throughout the monsoon; then there is a road from the civil station to Ellichpoor partially bridged; good cleared fairweather roads also exist, one running through Saoligurh to Seonee in Hoshungabad, and another eastward towards Chindwarra. This latter just now is the worst, as it passes through a great deal of rich cultivated soil, and it becomes almost impassable after rains. This road, in my opinion, is the one now chiefly requiring attention, as better means of communication between the Baitool and Chindwarra Districts are much needed.

22. Along the made road that traverses the district there are Serais at convenient intervals for travellers, but they have not been made much use of owing to the exaction of a certain fee; steps have now been taken to put these on a better footing, and render them more generally useful to all classes of travellers.

23. A district possessing in places so high an elevation above the sea level would be thought to contain some spot suitable for a sanitarium; the only place, where there is any plateau at a high level, is the hill of Khamla in the south-west corner of the district; this forms part of a range adjoining the hills of Gawulgurh and Chikulda in Berar, and attains a height in places of 3,700 feet above the sea; the plateau above referred to is somewhat lower, but it is almost out of reach of the hot winds, and would, no doubt, be an agreeable residence during the hot season; it is also immediately accessible from the road leading from Baitool to Ellichpoor; the present difficulty is the want of water, all efforts to obtain well water having hitherto failed, and all supplies of it have to be brought a considerable distance from the base of the hill; considering how many preferable sites for sanitaria there are

in the Central Provinces, it is not likely in my opinion that any resort will be made to Khamla, still it deserves a passing notice in a report of this sort.

24. There are no towns of any importance in the district, none in fact having a population of more than about 3,500 souls; the largest villages are to be found in the open part of the district to the south; comparatively few of the houses are tiled; the majority of them are miserable structures of sticks and mud with a thin thatched roof; the streetways are narrow and irregular and generally in a filthy condition; some few of the larger villages possess the remains of old mud forts, relics of the times of the Gond and Pindaree raids; in other respects they are totally devoid of all means of fortifications, and thus differ widely in appearance from the walled villages of the Berar and parts of the Nagpore country.

25. The villages are generally surrounded with patches of garden land which are highly manured, and produce heavy crops of Indian corn, tobacco, beans and other vegetables; the poorer class of the population derive their chief means of subsistence from these gardens.

26. The jungle villages inhabited by Gonds or Koorkoos have a primitive appearance, but are, as a rule, much neater and cleaner than the Mahratta or other villages of the open country; they consist generally of one open roadway or street with houses on either side extending sometimes to a considerable length; the houses are generally constructed of bamboos or other rafters wattled together and plastered over with mud; the roof consists of a thin thatching kept in its place by stones and poles laid over it.

27. The villages of Gowlees and Aheers have a more straggling appearance, as attached to each dwelling house are one or more enclosures for tending the cattle at night; in other respects they resemble the Gond villages, but are not so clean; the houses themselves however are generally neat and kept in good order; in this respect the jungle villages contrast very favorably with those of the richer parts of the district. Personally, however, the Gonds are not remarkable for cleanliness.

28. The climate of Baitool, at least to Europeans, is highly salubrious; its height above the plains, and the neighbourhood of extensive forests, moderate the great heat of the sun, and render the temperature pleasant throughout the greater part of the year: during the cold season the thermometer at night continually falls to several degrees below the freezing point; little or no hot wind is felt before the end of April and it ceases after sunset; the nights in the hot season are invariably cool and pleasant; during the monsoon the climate is very damp and at times even cold and raw, thick clouds and mist enveloping the sky for many days together.

29. In the denser jungles, of course malaria prevails for months after the cessation of the rains, but the Gonds do not appear to suffer much from its effects; travellers and strangers are liable to fever of a severe type at almost all seasons of the year.

Among the objects of interest in the district may be mentioned the old fort of Kherla situate on a small isolated hill within a few miles of the present civil station; this was the seat of Government under the Gonds and preceding rulers, and hence the district was until the time of its annexation to the British dominions, known as "Kherla Sircar." The local legend is that the fort was originally built by one Rajah Jespal, the founder of a Chutree dynasty many ages ago; the place afterwards fell into the hands of the Mahomedans, as many parts of the building now remaining are unmistakeably the offspring of Moslem art. Another remarkable fort is that of Borghur near Shapoor, it occupies the crest of a small isolated mass of granite scarped on all sides but one, which has been apparently upheaved in a mass out of the ridge of the Sautpoora hills which now forms its base; other old forts now existing only in name are those of Jamgurh in the north, Saoligurh in the west, and Jaitpoor in the east. The latter was once the seat of a minor Gond dynasty; a descendant of the family still holds a village in that part of the district.

30. To the lover of nature the Baitool district presents many objects of attraction; the resources of its forests are described elsewhere; it is equally rich in plants, flowers and ferns unknown to the regions of the plains. The fauna comprises specimens of most of the animals to be found in the southern portions of India; the predatory tribes comprise the tiger, panther, leopard, wolf and hyena; of deer the sambar, spotted deer, nilgaee, various kinds of antelopes and jungle sheep are plentiful, and herds of wild hog roam through the jungles; birds of varied plumage and song enliven the forests and attract the notice of the most casual wayfarer; to the geologist special features of interest present themselves owing to the diversity of the formations; the south has its trap and the north its sandstone formation; while about the main range of the Sautpoora which bisect the district, trap, granite, sandstone, lime and other volcanic and metamorphic rocks are found in wondrous confusion, the evidences of some great convulsion of nature.

31. Coal is found along the bed of the Machna and Tawa rivers to the eastward of the town of Shapoor, and again to the west near the base of the Jamgurh hill; attempts have been made to work the veins, but the downward dip of the stratum would render the operation of mining exceedingly expensive, and it is doubtful whether the intrinsic quality of the coal would repay the outlay.

SECTION II.

Village Communities.

32. In theory the village communities in this district were originally on the same footing as those in other parts of the Mahratta empire, comprising the "Bara Bullotee" or complement of twelve hereditary village officers. In fact, however, few if any villages have ever had the full number, and in the majority of cases only a few of the more necessary village servants are found. Such as they are, however, I will describe them.

33. First of all stood the Patel or headman of the village in matters of revenue and police. His position and duties I have elsewhere described under the head of landed tenures and I need say nothing more in this place.

34. The havildar is more properly a private servant of the Malgoozar, who looks after the village affairs and collects rents in his absence; he is generally appointed or otherwise by the Malgoozar, but he receives the allowance of one kooroo or about 8 seers of grain from each plough in the village termed by the people merhkooroo.

35. The Kotewar is essentially the village drudge; he belongs to the Dher caste; not only is he made useful on all occasions, such as bringing the tenants together at rent times, serving as the village messenger, and in general doing the Malgoozar's biddings, but he is also supposed to be a general referee on all points connected with village boundaries, tenure of land, ancient customs, &c., and in fact is supposed to know more about the village concerns than any one else. The office has hitherto been hereditary in the same family, but generally in every village there is a large number of relatives, and by mutual agreement they select one of their number every year to perform the duties, the nominee being termed "Churcedar," from the stick which he carries as the badge of his office.

36. Formerly his only remuneration was an allowance of two kooroos, or about 16 seers of grain from each plough, besides perquisites, such as the carcases and skins of dead cattle; at the last Settlement, however, a field varying from 5 to 10 acres in extent, according to the size of the village, was set apart rent-free for the special remuneration of the Kotewar. In some few cases he cultivated it himself, but generally from want of bullocks and capital he had no resource but to sublet it for what he could get.

37. This system has been so far maintained that the proprietors have agreed to relinquish all demand for rent for land so enjoyed by Kotewars, but no regard has been had to this in fixing the Government demand, as it has been decided to look on the Kotewar as purely and solely the servant of the proprietor, who will be at liberty to dispense with his services should he wish it, subject to the control of the district officers. Such as he is, however, his status and rights are defined in the village administration paper.

38. The Burhaee is the village carpenter; he is bound to keep in repair all the agricultural instruments of the tenants for which he receives an allowance of about 4 kooroos of grain from each plough: he also gets allowances of goor from each sugar-cane mill that he repairs. For new work done he is separately remunerated, as also for work done for other villages or strangers.

39. The Lohar is the village blacksmith; his duties and mode of remuneration are similar to those of the carpenter.

40. The Joshee is the village astrologer; he is a mendicant Brahmin, supported partly by an allowance of grain and partly by receiving alms. Besides assisting in certain village ceremonies he is supposed to point

out favourable times for commencing farming operations, proper places in which to sink wells, and so forth. He only occurs in a few villages. He formerly also enjoyed some rent-free land, but these grants have most of them been resumed.

41. The Bhoomuk is only occasionally found; he is generally a Gond, and is supposed to have the power of charming away tigers from a village, and to possess a certain power over evil spirits. To this day when any village has particularly suffered from the ravages of a tiger, it is the practice of the Malgoozar to get a Bhoomuk to settle by granting him land and other allowances.

42. The Garpugaree is the religious mendicant, whose duty it is to avert hail from the crops; he receives a certain allowance of grain, but is said not to be paid in those years when hail actually falls.

43. The Chumar repairs all leather work, but receives no fixed remuneration. The Naee or barber stands also on a similar footing, being generally paid in money by private agreement.

44. Not the least important member of the village community is the Putwaree, or Pandia as he was termed by the Mahrattas. It would appear that under the former Government there was no regularity in practice regarding the appointment of these persons; in many villages they did not exist, and where they did they were looked upon more as private servants of the Patel by whom they were remunerated than as Government officials: they also received an allowance of grain from each plough in the village termed "merhkooroo," and also 4 annas at the close of the agricultural year and time of rendition of accounts; this was termed "farighutana" or release, signifying that all accounts had been settled.

45. The first innovation was introduced by Mr. Clarke in 1822, who regularly appointed a Pandia to each village, leaving the details of his remuneration to be fixed by mutual agreement between him and the Patel, on the understanding that it was not to be less than from five to six rupees per mensem, besides the allowances of grain from the cultivator.

46. This system was still further elaborated at the quinquennial Settlement made in A. D. 1828 by Major Low, who divided the whole district into small talooks or hulkas in such a way that each Putwaree should receive not less than five rupees per mensem, while the aggregate charge should fall at not more than 3 per cent. upon the revenue: this was the general principle adopted, but the hulkas were not of any very uniform extent, nor did they always embrace villages immediately contiguous, as it was arranged that when a Malgoozar held several villages, he should have one and the same Pandia for the whole of them; but though five rupees was fixed as the minimum monthly salary, private agreements for a larger remuneration were both respected and in case of need enforced.

47. Under this system the Pandia was regarded as equally the servant of Government as of the Malgoozar, and upon complaints of inefficiency or misconduct or otherwise he was punished, or even

removed from office by the district authorities. This state of things continued until the idea of a percentage on the revenue was lost sight of, and the payments of the Putwarees as they were thenceforth termed assumed the form of regular fixed salaries.

48. The Government demand was lowered at each successive Settlement, while the pay of the Putwaree remained the same, and consequently the proportion it bore to the revenue was greatly enhanced; a few slight changes were introduced at the Settlement of 1834, but the general principle remained the same.

49. At the twenty years Settlement in 1837 Major Ousely assigned grants of land from each village for the remuneration of the Putwaree and Kotewar; as regards the former his action was overruled and the money payments were continued as before, and no change took place until the commencement of measurement operations in 1856, when it was deemed advisable for khusra purposes to divide the district into chuks of contiguous villages with one Putwaree to each.

50. In this way the Putwarees of almost all villages were changed more or less, and this distribution was held good until the present time. The salaries of individuals have also been modified by the changes in their hulkas, the payment from each village remaining the same as before.

51. Among other questions arising at the present Settlement, this one of the future status and remuneration of the Putwarees was not the least important. I found the state of the case thus: There were 144 Putwarees with a land revenue of about Rs. 1,40,000, or more than one Putwaree to Rs. 1,000 of revenue; their average remuneration in cash, exclusive of the allowances from the cultivators, came to to Rs. 70 per annum, or 7 per cent. on the jumma; a much smaller body of men would have been perfectly sufficient for carrying out the simple duties of village accountants.

52. Having given the subject every consideration, I made the following recommendations: It was clear that under the former Government the Putwaree was a mere creature of the headman of the village; under our rule the office was consolidated and placed upon a fixed basis; its duties, liabilities, and remuneration were all defined by authority. In the course of years the tenure began to assume an hereditary element which it had not formerly possessed, and as a fact (except in cases of clear incapacity or misconduct) the office did descend from father to son. On the introduction of the hulkabundie system in 1856 the majority of the circles, except in the jungly parts of the district, were changed; some incapables were removed and new appointments made in their place. It seemed to me there were two courses open to adoption, either to continue the system created by our Government of a Putwaree recognized as a public servant, whose status and pay should be regulated by the revenue authorities, or to revert to the ancient system of a village Pandia wholly and solely the nominee and servant of the proprietor. It has been seen that the so-called hereditary tenure dates only from our time; and that the office has been more or less regulated and interfered with at each successive

Settlement. The office then in its present state being maintained as a creation of our own, it was quite competent to remodel it in any way that might seem desirable.

53. My proposal was as far as possible to leave the circles in *statu quo;* they had been often changed before; the last change was now seven years old, and the people had become accustomed to the new distribution: there would be no immediate advantage in my opinion in reverting to the state of things preceding 1856. By removing a few incapables and the new men appointed at the commencement of the Survey, I could reduce the numbers to the necessary amount; at the same time the increase in the revenue from Rs. 1,40,000 to 1,84,000 admitted of sufficient remuneration for the reduced number without the percentage exceeding 3½ per cent. upon the revenue.

54. My proposals received the sanction of the Settlement Commissioner, and I have carried them out accordingly. Some men have been removed, and their villages added to the adjacent circles. The circles themselves have been slightly modified so as to equalize the amount of revenue derived from each. As far as possible the cash remuneration has been left to private arrangement, and in a great many cases the proprietors have agreed to continue the payments on their former footing; in other cases I have fixed it at about Rs. 3½ per cent. on the jumma, but in no case will it fall less than Rs. 5 per mensem. The allowances from the cultivators will of course continue to be paid as usual, and these together make the remuneration amply sufficient.

55. I have briefly described the village communities as they exist. In theory the Mahratta villages possessed, besides the "Bara Bulotay" the "Bara Alotay," making a complement of twenty-four officers besides the Patel; but of the latter institution I can find no traces in this district. It comprised a variety of trades, including the sonar, water-carrier, tailor, piper, ramoosee or watchman and others.

SECTION III.

Population.

56. In the Survey papers the population has been divided into three classes, *viz.*, Hindoos, Mussulmans, and Gonds, the latter including the cognate tribe of Koorkoos; the present returns are not very trustworthy, but it may be assumed that the entire population numbers about 240,000 souls; of these, in round numbers, we may assert that 202,500 are Hindoos of all castes, 2,500 are Mussulmans, and 35,000 Gonds and Koorkoos.

57. The area of the district is about 3,600 square miles, thus giving a population of about 66 to the square mile; allowance however must be made for the extensive jungle tracts which are of course very sparsely inhabited. The open pergunnah of Mooltye, with an area of about 545 square miles, has a population of some 60,000 souls, giving an average of 110 to the square mile; but here also there are extensive tracts of jungle on the edges of the ghats. The large forest reserves and other tracts of waste land do not average on the whole more than 4 or 5 souls to the square mile.

58. Of the agricultural community the prevalent caste are the Mahratta Koonbees; they are found chiefly in the talookas of Baitool Khas and Ponee, talookas Deogaon and Nusseerabad of the Saoligurh pergunnah, the Patun and Sainkhera talookas of the Mooltye Pergunnah, and more or less throughout the Atnair pergunnah. They occupy the southern parts of the district and are supposed to have originally immigrated from Nagpoor and Berar; generally speaking they are found in the best and largest villages, few of them are found where much labour has been required to overcome natural difficulties of soil or situation. They have the best lands in the district in their hands, but are, on the whole, slovenly cultivators and not prompt in effecting improvements.

59. Distinct from them are the Purdesee Koonbees, a race from Upper India, speaking the Hindoostanee language. These are confined to the Khas Baitool talooka, whither they immigrated along with the grandfather of the present half proprietor of Baitool, Taizee Sing; his father Sheodeen held most of the villages in the district in Malgoozaree at one time or other; he began his career as a spy with the British armies in the war of 1817; he did good service to our Government and was rewarded with a jagheer; numbers of his caste relatives came to settle in Baitool, and their descendants are now for the most part substantial cultivators, most of them possessed of wells and having large holdings; of the Koonbees, there are several sub-divisions. The bulk of the Mahrattas are Tiroless and Lonarees.

60. Besides the Purdesee Koonbees above noticed, there are the Daisee or Dholewar Koonbees who also speak the Hindoostanee language; these are chiefly confined to a few villages of the small talook of Raneepoor.

61. Next to the Koonbees in point of numbers come the Bhoyurs, a race said to have come originally from Upper India; they are hard-working and industrious cultivators, thoroughly alive to the advantages of irrigation, and generally expending much labour and capital in the sinking of wells. They are, unfortunately, much addicted to drink, which is said to have led many of them into debt and difficulties; they are found chiefly in the Mooltye Pergunnah; many jungly and apparently poor villages have been reclaimed by them and rendered valuable by means of irrigation; they generally use the Hindoostanee language among themselves, but they speak the Marathi as well when required.

62. Rajpoots are found in the Mooltye Pergunnah in the villages adjoining the Chindwarra district, and also in some few of the villages of the Atnair Pergunnah in the south; their numbers are very inconsiderable.

63. Rugbunsees are confined to a few villages of the Mooltye Pergunnah; they form a branch of the Rajpoot race, from whom they are said originally to have been descended. The number of them in the district is very inconsiderable; as cultivators both they and the Rajpoots are inferior in industry to the Bhoyurs, but superior, in my opinion, to the Mahratta Koonbees.

64. The most skilful cultivators are the Malees; a sprinkling of these is to be found throughout the whole of the open parts of the district, but they do not exist in any great numbers; they are found chiefly in the Baitool and Patun talookas; besides sugar-cane, which they cultivate in great perfection, and opium, they raise a variety of vegetables, including pepper, onions, garlic, turmeric, sweet-potatoes, and others; rents generally run higher in villages tenanted by Malees; the caste termed Kachee is not found in the district.

65. Kirars are the next in importance of the agricultural community, and are about equal in numbers to the Malees; similarly they are distributed more or less all over the district; as regards social status they are inferior to the above-mentioned castes, who maintain a general feeling of social equality, though of course keeping completely apart in all ceremonial observances; the Kirars are hard-working and industrious, but the majority of them are poor, and not very good cultivators.

66. These are the only agricultural classes properly so called, by which I mean those who live exclusively by the cultivation of the soil or by labour connected therewith. There are numerous other castes however who occasionally engage in agriculture; foremost among these are Telees, who are found in all the towns and many of the large villages of the district; their chief trade, beside the manufacture and sale of oil, is the exportation of grain, oilseeds, goor, mhowa, and other jungle products on pack bullocks, in return for which they import salt, cocoanuts, and sundries. This trade is chiefly carried on with Berar.

67. Even throughout the wilder tracts of the district there are numbers of Telees engaged in this trade; they obtain jungle products at a cheap rate from the Gonds and make a large profit on them: in addition to this trade they also occasionally cultivate land, but the actual preparation of the land, the sowing and reaping, is performed by hired servants who are either "Bursalees" paid on annual wages or mere "Hurwaees" who receive a percentage, generally a fifth of the crop raised.

68. Next to the Telees I should mention the Kulars; their nominal avocation is the distilling and retailing the common spirit made from the flower of the mhowa tree, but they also carry on a trade on pack bullocks similar to that of the Telees; frequently also they cultivate land, and many of them possess villages; they have generally gained possession of them from some Gond Malgoozar whom they plied with liquor, for which he could not pay, and for which he had to pawn his village; similarly the Kulars used to get large quantities of fine teak timber from the Gonds in return for drink, and hence the wholesale destruction of the forests; formerly the Kular's stills were scattered all over the country, but the introduction of the sudder distillery system has made a great change in this respect.

69. Mussulmans are only found in the larger villages or towns; many of them are Pinjarees or cotton carders, and many are employed in service of some sort; only a few are engaged in agriculture.

70. Brahmins are found in all the towns but chiefly Baitool and Mooltye: they are mostly Decanee Brahmins, a Mahratta race; their numbers are inconsiderable; they are employed as Putwarees or as writers by Mahajuns and others; a few only are engaged in agriculture for which they have to keep hired labourers; they themselves never handle the plough.

71. Rujurs are a low caste of Hindoos; they are employed chiefly in labour, but in places there are entire village communities of them; they have not much enterprise and do not make good cultivators.

72. Gowlees are found throughout the wilder parts of the district; the largest colonies of them are in the Shapoor and Bordah talookas on the north, and parts of the Bhiesdie talooka to the south-west. They keep cows and buffaloes and live by the sale of ghee and other dairy produce; generally speaking they do not carry on any regular cultivation, but till small patches of land round their dwellings within the limits of the village site; hitherto they have paid no rents for such plots, but they have now been called upon to do so in many instances.

73. There are a very few of the kindred caste of Aheers.

74. Gadrees keep sheep and goats; they weave coarse blankets from the wool; few, if any, of them are engaged in agriculture.

75. Of the Dhers or Kotewars I have spoken under the head of village communities. There is a considerable colony of them in every village; those not immediately connected with the office-bearer, maintain themselves by spinning and weaving coarse cloth or by agricultural labour; they seldom have the means to engage in cultivation on their own account; the tendency to drink is also their bane, otherwise they are generally industrious and intelligent; the rent-free land allowed by the proprietor to the Kotewar in office is generally let for a few rupees; allied to the Kotewars but still distinct are the Kutyas who follow similar occupations; they both belong to the class of Dhers.

76. The village artizans I have mentioned elsewhere; all of these occasionally engage in agriculture, such as the Burhaee, Lohar, Naee or Barbar; the Koomhar, Chumhar, Sonar, and Durzee seldom cultivate land.

77. Bunneas are only found in the large villages or towns where there is a weekly market; a few of them carry on cultivation by means of servants; the total number in the district is very small.

78. There are a few Marwarees; some of them have acquired villages or fields in satisfaction of some debt, otherwise they do not meddle with husbandry. The remaining Hindoo castes form but a small fraction of the population and do not call for any detailed notices; they comprise the following: Bhats, Gosaeens, Bayragees, Garpugarees who are supposed to avert hail, Rungarees, Purdhans, Dheemurs, Bunjaras, Bidoors, Busods who spin hemp and flax.

79. Some separate notice is called for of the hill tribes of Gonds and Koorkoos, who are found in large numbers in this district. The Gonds are found in all the wild and jungle villages, and also in some of the more open ones, where they live chiefly by manual labour in the fields, following the plough or tending cattle.

80. The Koorkoos are almost entirely confined to a few talookas of the Saoligurh Pergunnah which belongs to a Koorkoo proprietor Gainda Patel; some of the Koorkoos are very industrious in the cultivation of rice, a description of which I have given elsewhere, but the majority of them are very similar to the Gonds in character and disposition; these latter have no idea and no wish beyond living from hand to mouth, taking no thought for the morrow, and consequently obliged to put up with little food and scanty clothing. Their favourite mode of livelihood is by cutting grass and firewood, which they sell in the nearest market, but they also carry on a certain amount of agriculture chiefly that method termed Dhya, and which I have described in another place; they are thoughtless and improvident beyond measure, and greatly addicted to drink, to obtain which they will put up with any sacrifice; on the other hand they possess that great merit of most rude and savage tribes, *viz.*, truthfulness, which is developed in them to a remarkable degree, the more so when compared with the opposite character of the Hindoos generally in that respect.

81. The Gonds are found more or less over the whole of the range of the Sautpoora hills as far as Umurkuntuk to the east and also north of the Nerbudda in Bhopal. The Koorkoos are found more to the west as far as Boorhanpoor; westward of that they are termed Mowassees and are intermingled with the Bheels; there can be little doubt I think, that all these tribes, though now perfectly distinct in religion, language, and ceremonial observances, are the representatives of the aboriginal people who inhabited India prior to the times from which authentic history commences. The short but well knit figure, the flat features, dark complexion and abundant locks, of almost all the various hill tribes of India, mark them as the descendants of a common stock, though history and tradition alike fail to give any satisfactory clue to the many changes which time, and the many convulsions to which the country has been subjected, must have wrought before the various tribes had fallen into their present shapes.

82. The Gonds themselves, and especially the higher class of them, who pride themselves on the name of Raj Gonds, the branch of the race from which the reigning family of the old Gond kingdom was sprung, are said to be of Rajpoot descent, and their Thakoors or Chiefs many of them even at this day effect the bearing of Rajpoots; but little trace however of the Rajpoot origin can be seen either in their language, their customs, or their physical features.

83. The Koorkoos at the present day are an essentially different race, speaking a different language, and having a perfectly different religion; they also however claim a Rajpoot origin, and I believe that some of their Chiefs on the hills adjoining Berar still arrogate to themselves the title and privileges of Rajpoots.

84. It is popularly believed that the Gonds are divided into 12½ gots or tribes corresponding to the 12½ castes into which the Hindoos have been divided, but I believe this to be a mere invention of modern times put forward by some of the Purdhans or the priest class of the Gonds in affectation of Hindooism; the gots of the Gonds are properly family distinctions, marking different branches of the original stock, as a proof of which I record the fact that only members of different gots are allowed to intermarry, the wife being adopted into that of her husband. I believe that originally there were but two well recognized gots termed "Dhoorwa" and "Weeka;" from the former the royal race and the chief Takoors or Chiefs are said to have sprung, and from the latter the remainder of the population; at the present day the number of recognized gots is very great, so much so, that I have failed in meeting any person who pretended to know the names even of all of them.

85. As far as I have been able to discover, there are 22 gots belonging to the "Weeka" branch of the race, and 24 to the "Dhoorwa." Besides the gots there are a number of "Jats" as they term them; such are the Pungudyas, Purdhans or priests, Dhotya, Duburyas makers of liquor to be used at ceremonies, Chirkyas and Ojahs musicians employed on similar occasions, Kotyas who make images of deities, and various other professional divisions; these again are subdivided into the gots. The whole subject is involved in great obscurity owing to the want of any records on the subject, and the utter ignorance and want of education among even the better situated Chiefs and Takoors.

86. The Gond religion is a peculiar one; besides the sub-division of the race into gots, the gots themselves are again divided into classes according to the gods they worship; there are three classes generally recognized, worshipping seven, six and three gods respectively; the first class comprises I believe the Raj-Gonds, the priest caste, and perhaps some others; the second class comprises the bulk of the gots as its followers, while the three-god worshippers are termed "Muraskolas"; there are said to be some gots that worship five and some four gods, but this is a matter of some doubt. This is the theory of the religion as expounded by their "wise men," but the great bulk of the nation know little of these distinctions; they follow in the steps of their fathers in the ceremonies attending marriages, births, and deaths, some of which are very peculiar, all involving more or less outlay on drink, and they all know some god to whom they make their customary offering at stated times. The religion generally of the Gonds may be divided into two heads which, for want of better terms, I would call "precative" and "deprecative," the one addressing itself to the powers of good and calling for a blessing, the other addressed to the powers of evil and intended to avert calamity; the latter rites frequently involve the shedding of animal blood as an expiation: of course with such an ignorant race, almost every object of external nature is made at times to serve as the visible symbol of the divinity; the lowest class of the Gonds, a sort of outcaste tribe called "Dhooryam," are even said to worship the dung of pigs; it is hardly possible for the imagination to carry one lower than that.

87. It is worthy of remark that one of the ceremonies after a death consists in killing a cow and sprinkling its blood over the grave; in default of this it is said that the spirit of the departed refuses to rest and returns upon earth to haunt its relatives in life; from my own experience I am convinced that this ceremony is by no means univer sally acted up to, and not at all in the case of Gonds living in the open country and in contact with Hindoos. The Gonds as a rule bury their dead: but I have been informed that in the case of Gonds who, as it is expressively termed "die in their beds," that is, in easy circumstances and better position than the mass, they are burned after the manner of Hindoos. Another peculiar custom of the Gonds is that of serving for a wife in her father's house precisely as Jacob did for Rachel; the period varies from 7 to 10 years; I might enumerate other curious customs of the Gonds, but it would take up too much space in a report of this nature.

88. The language of the Gonds is quite peculiar to themselves, and as far as I know of it contains no element of Sanskrit or the other roots of the present Hindoo languages. The language and religion of the Koorkoos are perfectly distinct; the former has a decided affinity to Teloogoo; their religion consists chiefly in the worship of Mahadeo, whose symbol is the "Lingum;" they also worship the sun; altogether they are much more allied to the Hindoos than are Gonds both as regards their language and their religion.

89. I have endeavoured thus briefly to show the different classes of which the population consists; the people are on the whole contented and well off; the light Settlement just expired, and the great rise in prices of late years has placed the cultivating classes on a sound footing of prosperity. Those dependent upon labour on the other hand have suffered from the rise in prices, as wages have not been increased in a corresponding degree. Time, however, will set this inequality right, and even within my own experience I have observed that the rights of labour in this respect are being recognized.

90. There are but few wandering tribes, and professional criminals are but a handful, this would naturally be the case in a purely agricultural district, possessing no large towns; all have some employment, more or less, and consequently the chief incentives to crime are wanting; occasionally dacoities are committed by Bunjaras, but these occurrences are few and far between; formerly the Gonds were the chief offenders in this respect, but they have now been greatly reclaimed from their former habits, and now seldom break out into crime except under the pressure of want; as I have said before they live entirely from hand to mouth; during the intervals of the harvests they subsist mostly on jungle produce; during seasons of failure they are utterly dependent on the bounty of the Malgoozar, and if the bountiful hand be withheld, want will necessarily drive the sufferer to extremes.

91. Education must be pronounced to be still in a low state throughout the district generally, though improvement is gradually taking place in this respect; the fact is, there are but comparatively few persons totally independent of manual labour; the best of even

of the cultivators have to attend to their fields in person as well as assist in all other agricultural operations. Each season brings its own duties; the sons as soon as they are old enough are called upon to assist, and no time is found for their attendance at the school; thus education except in the case of the families of a few of the wealthier proprietors, who are but a handful, is confined to the non-agricultural classes, such as Brahmins, Bunneas, and a few others who form not a tithe of the population.

92. As yet education has not found its way among the Gonds, and I see little prospect of its doing so for very many years to come, or until they have made further advances in general civilisation.

93. There are four town schools in the district with an average attendance of about 125 boys, and 19 village schools with an average of over 500 scholars; a girls' school was lately introduced in the small town of Shapoor, but I am unable to state anything of its working from my own knowledge. In none of the above schools is the English language taught; there is a very good school in the Kotee Bazar of the Civil Station, where some of the pupils have made considerable advance in Euclid and Trigonometry.

94. Besides the above there are 18 indigenous schools with an average attendance of about 112 scholars.

95. I append a table showing the percentage of the different classes of the population :—

Brahmins	1½
Koonbees	14
Bhoyurs	6
Rajpoots	2
Rugbunsees	1½
Malees	3½
Bunneas, &c.	2
Sonars	1½
Telees	4
Kulars	3
Aheers and Gowlees	5
Gonds	10
Koorkoos	7
Dhers and Kotewars	8
Purdhans	2
Kirars	2
Lohars	2
Burhaees	2
Naees	1½
Koomhars	2
Bunjaras	1½
Chumhars	1½
Daislas	1
Mussulmans	1½
Dhobees	1
Gosaees, &c.	1
Gadrees	1
Dheemurs	1
Other castes	10
Total ...	100

SECTION IV.

Landed Tenures.

96. In describing the tenure of land in the Baitool district it will be necessary to revert to the history of the past and observe the steps which have led to the present state of affairs.

Under the old Mahratta Government the system was very similar to that now existing in the Bombay Presidency, where the ryotwaree system of assessment prevails. Each village had its Patel or head man, who had certain duties to perform and enjoyed certain privileges in return. In the first place he had to collect the rents from the tenants and pay them into the Government treasury. The amount of these collections had been previously fixed by the District Revenue Officer by an ijmailee or estimate based on the collections of the past year and the changes calculated on for the current year: the Patel was supposed to receive an eighth of the gross collections for his own share, but as owing to the uncertainties of seasons, and other causes, the collections were precarious, and as all deficiencies had to be made good by him, the Patel seldom reaped the full inam that he was entitled to, and in fact was often involved in loss.

97. In later times, however, partly with the sanction of the Government and partly by the connivance of the local revenue authorities, the Patels began to appropriate to themselves a field free of rent which then became the most valuable appanage of their office, and represented the seer land now held by the proprietor. In addition to his fiscal duties the Patel had certain powers in criminal matters, and was more or less arbiter of the village destinies, at a time when law was weak, and might was right, as far as the poor man was concerned. It has been said that the office of Patel was not hereditary, but in point of fact it did descend from father to son so long as the duties of the office were duly performed and the revenue demanded was regularly paid. I have spoken elsewhere of the system of over-exaction which commenced after the peace of Deogaon, and it was during that period that the majority of the "Wuttundar Patels," as they prided themselves on being termed, had to make way for a race of speculating farmers, who agreed to any conditions the revenue authorities might make in the hopes of securing a footing in the village for better times to come.

98. The first assessments also under British rule were notoriously high, and remained so more or less until the triennial Settlement of 1834, at which time, owing to the low prices of grain and three consecutive bad seasons, the whole of the district was in a very depressed state. Thus it came about that during the first thirty years of this century, villages kept changing hands almost at every Settlement until in many villages the old race of "Wuttundar Patels" had disappeared except as cultivators struggling to keep up a position in the village of which they formerly had been the head. Another change introduced during this time was, that whereas each village had its own Patel resident among the tenantry, now a Malgoozar, as he was termed, got hold of as many villages as he had the means of controlling, and from records of past Settlements I observe that it was the practice of our

revenue authorities in former days to make the Settlement of a village not so much with the person best entitled to it on personal grounds, as with the person they thought most likely to manage the village without detriment to the interests of Government. As I have remarked above, the country had become very much depressed in 1834 from a variety of concomitant causes, and at the triennial Settlement made in that year, and subsequently at the 20 years' Settlement made in 1837, a number of new men came in as Malgoozars; these men have held the villages ever since and prospered under a light Settlement, and in view of their long occupancy and good management have now been created proprietors of their villages to the exclusion of the descendants of the old Patels, whose claims now could not be looked upon but as obsolete.

99. These men are now in the position of cultivators and some of them have regained a certain position. In some few instances they have been declared proprietors of their holdings, but these cases are few and exceptional. It will thus be seen that the present landed proprietors of the Baitool district are, as far as some villages are concerned, comparatively a new race; they came forward as men possessed of a certain capital at a time when the old heads of village communities had been reduced to ruin, partly by accidents of seasons and chiefly, no doubt, owing to revenue mismanagement in the way of over-assessment; they have as a class done well by their villages and been punctual in the payment of the revenue, and the present prosperous state of the district shows them to be deserving of the rights which have been confirmed to them by our Government.

100. I trust that I have made clear the principles upon which proprietary right has been conferred, or to speak more properly, recognized. It is laid down in the instructions regarding the new Settlement conveyed in a letter from the Secretary to Government, N. W. P., No. 173, dated 30th November 1853, to the address of the Secretary Sudder Board of Revenue, N. W. P., that the leading object in this Settlement would be to recognize and maintain fixed rights and interests in whatever form they might have grown up, and to avoid all speculative interference with the same; in accordance with these views continued possession during the term of the present Settlement, *i. e*, since A. D. 1837, has been looked upon as conferring a right which must be respected unless under very special circumstances indeed.

101. The next and not least important element as regards the land is the tenantry, the men in fact who produce our revenue. Under the old Mahratta Government there is no trace of such a thing as tenant right, or prescriptive rights of occupancy existing in this district under any terms except in the case of Maafeedars and grants of land for religious or charitable purposes. I state this on the authority of an old report by Major Low, who was thoroughly conversant with everything connected with the district. The original Mahratta system, however, included two classes of tenants, Meerasdars, hereditary tenants, who no doubt possessed a certain proprietary right in the soil; their tenure was more or less one of military service.

As I have remarked above, I can find no traces of this tenure having existed in the Baitool District. The other class of tenants were termed Ooprees, literally strangers, and these were tenants-at-will without any rights.

102. As I have before mentioned, the amount of collections from each village was assessed every year. The details of collection were left to the Patel, who let out the lands and made his terms with the tenants each year. Such distinctions as hereditary tenants and tenants-at-will were unknown, but in the cases of the more substantial tenants, lands were held on from year to year and from father to son, so long as the rent demanded was duly paid, but no rights of holding on certain terms, independent of the will of the Patel, seems to have accrued from such long continuous possession. Some exception is said to have been made in the case of a cultivator who sank a well or otherwise laid out money in improving a field, and in general he would be allowed to hold on his land undisturbed, always provided that he paid the proper rent. As a rule, fresh engagements for the land were entered into every year, even where no change in occupancy took place. The fluctuations of the Government demand and the necessity on the part of the Patel to meet the requirements made on him, rendered it necessary also to assimilate the demand on each particular field, to meet the estimate of the current year according as it might be more or less than that of the one preceding, and as the Patel received only a percentage on the amount to be collected, he would have no object but to equalize the pressure as far as possible upon the tenants, as he would be more likely in that way to realize his rents. On the whole then the system may be said to have worked fairly so long as the Government demand was moderate, but when the time of indiscriminate and unlimited exaction came, the Patel had no option but to rack-rent the tenantry to the utmost in his own defence.

103. And this state of things continued more or less for the first three Settlements under our administration. Under the moderate Settlement of 1834 and the still lighter twenty years Settlement of 1837, the Malgoozars had no necessity to drive hard bargains with their tenants, and in fact lands were given at very easy rates, and these have remained pretty much the same until the present Settlement. The rule of our courts fixing twelve years as the period constituting a title to hereditary occupancy has been generally construed as giving permission to hold on the same fixed terms as heretofore, quite irrespective of the increased value of produce and consequently of land, and hence has arisen a class of men, the great bulk of the cultivators in fact, who look upon themselves as privileged persons, independent of the Malgoozars, and entitled to hold their land for ever on the previous terms.

104. Some nicety has consequently been required in the matter of adjustment of rents, and prejudices have had to be encountered and difficulties surmounted; but the present state of the law has been fully explained to the persons concerned, and the new state of things has been generally acquiesced in, the more so that present rents were so confessedly low.

105. I append a table showing the general result of adjustment of rents for each pergunnah per acre.*

Pergunnah.	Former Rents.	Revised Rents.
	Rs. A. P.	Rs. A. P.
Baitool	0 8 4	0 8 7
Atnair	0 5 9	0 5 10
Saoligurh	0 5 4	0 5 6
Mooltye	0 6 9	0 7 6

106. Proprietary right has now been recognized and formally conferred on the basis of long and continued occupation. The question has been raised as to how far the previous Malgoozaree tenure in these provinces has been one of service or otherwise, as mooted in paragraph 17 of the letter No. 173A of the 30th November 1853, from the Secretary to Government, N. W. P., to the Secretary, Sudder Board of Revenue, laying down instructions for the coming Settlement of the Saugor and Nerbudda territories. To go back to the time of the original Patels under the Mahratta empire:—whatever their tenure, it is clear that they were responsible for the Government revenue and had to make good all deficiencies in the collections; so far then they were not mere paid agents of Government, and the fact of their responsibility would, as far as I understand the term, take their tenure out of the category of one by service only. Similarly the Malgoozaree tenure under our rule has been one of occupancy only, saddled with the payment of the Government demand with all its concomitant risks and advantages, and it is in virtue of long and continued possession on these terms that the proprietary right in the soil has now been recognized.

107. As regards the rights of tenants to be declared proprietors of their respective holdings, it is clearly laid down in the letter above referred to, paragraph 14, that only in the case of the counter claim of the Malgoozar being weak, as having possessed only a temporary and interrupted interest in the village, that the proprietary right is to be conferred upon the tenants. In accordance then with these instructions proprietary right in tenants has been recognized in the following cases only:—

In the case of Mouzahs Mulkapoor and Sheekaree, Pergunnah Baitool, which were confiscated from Sheodeen Patel in 1857 for complicity in rebellion, and given in theekadaree to one Himmutsing, whose ancestors had formerly held the village at a distant period the tenantry are almost all of long standing, and I conceive this is a case to which the ruling of the North-Western Provinces Government properly applies. Then there are a few cases of old Malgoozars who have been long dispossessed, but who still hold the lands they occupied when in possession of the village. These and ex-Maafeedars who

* *See* Statistical Statement appended.

have now been subjected to assessment under the orders sanctioned, have been created proprietors of their actual holdings; they have been assessed with their quota of the Government revenue proportional to the demand upon the entire village, besides a certain percentage to the Lumberdar for the cost and trouble of collection.

108. The following table shows the length of tenure by which proprietary right has been determined:—

Tenure.	No. of cases.
Prior to British rule	... 566
From period of first Settlement, *viz.*, A. D. 1822	... 309
From ditto of last ditto *viz.*, A. D. 1837	... 91
Since ditto and prior to 1850	... 39
Subsequent to ditto	... 87
Total cases of proprietary right	... 1,092

The above includes rent-free villages not brought under Settlement.

Of the 87 cases of recent standing 55 pertain to the Shapoor Talooka which was confiscated in 1857 for complicity on the part of the Malgoozar in rebellion, and was conferred on Ramdeen Shukul, the son of a man who had held the talooka at a prior date; the cases of two villages Mouzah Theekaree and Mulkapoor have been referred to elsewhere at paragraph 107.

The remainder of these villages are poor estates unfavourably situated in jungles; they have naturally passed through various hands according as they have been deserted and again inhabited in course of time, and the uncertain nature of the profits at all times has rendered them even liable to be thrown up by the Malgoozar of the time being.

109. It is almost needless to add that in such villages there are no ancient cultivators possessed of any rights superior to that of the Malgoozar, however short the tenure of the latter may have been.

110. The hereditary cultivators remain on the same footing as previously in the absence of any further orders on the subject, save that their rents have been in all cases revised; this has had to be done in some cases by Punchayet, in some cases by award of the Superintending Officer, but in the majority of cases it has been done by mutual agreement between the parties, and considering that a general rise in rents has taken place throughout the district, it is satisfactory to be able to state that very little difficulty has attended this branch of the Settlement work.

111. I proceed to give a few statistics in further illustration of my remarks upon the subject of old cultivators being declared proprietors of their holdings.

112. In addition to the instructions contained in the selections embodied in the Settlement Code, your Circular No. 4, dated the 27th October 1863, contains very explicit directions on the subject; it is there laid down that " no length of occupancy as a mere cultivator can

per se confer a title to proprietary rights," and again, "the ordinary application of capital to the land by an hereditary cultivator, such as sinking a well or planting a grove would not *per se* constitute such a right; some stronger claim to proprietorship must be brought forward and proved by the hereditary cultivator before he could be declared proprietor of his holding."

These instructions are clear enough, and coupled with the selections above referred to have formed the basis of all action in this matter.

113. In the same Circular the persons generally entitled to proprietary right over their holdings are classed as follows:—

First.—Claimants to shares holding land rent-free in commutation of their shares.

Second.—Relations of the proprietors holding land at favorable and fixed rates.

Third.—Descendants of former proprietors holding land at favorable and fixed rates.

Fourth.—Cultivators of long standing who have exercised some proprietary right, such as transferring their holdings or sinking more than ordinary amount of capital in the improvement of the land.

114. The following table shows the result of the Settlement in this respect:—

Title of occupancy.	No.
Old cultivators declared proprietors in the absence of better claims on the part of the proprietor (paragraph 14, Selection 11, Settlement Code)	22
Ditto under 1 and 2 of Settlement Commissioner's Circular No. 4, dated 7th October 1863...	3
Ditto under Rule 3 of ditto	11
Ex-Maafeedars	203

115. I may add that each individual case was taken up by me separately and settled upon its own merits. In many instances persons entitled under the above rules to be declared proprietors have preferred to remain in the position of tenants, through fear of the responsibility thus imposed on them, and of lessening their chance of receiving advances of seed and subsistence grain from the proprietor of the village. In such cases of course I have had to defer to the wishes of the persons themselves.

The relative numbers of hereditary and non-hereditary cultivators are as follows:—

Hereditary cultivators	9,428
Tenants-at-will	20,904

116. From what has been said above it will be seen that the landed tenures of the district are of a simple and generally uniform character, *viz.*, that of zemindaree villages being held by one or more members of the same family; the rents collected from the cultivators form one common fund, which, after payment of the Government revenue and deduction of other expenses, is divided among the proprietors according to their several shares.

117. Bhyacharee and putteedaree tenures, properly so called, do not exist; some few instances there are where villages are held by members of quite different families, and others, where the shareholders, though belonging to the same family, are unable to agree among themselves; in such cases "butwarra" has been admitted to the following extent: after deducting the seer land held by each shareholder, the land held by the cultivators has been divided so as to give each shareholder his proper share of the village profits; this division exists only on paper, no territorial demarcation taking place, as the lands, the rents of which are assigned to any particular shareholder, are not necessarily all contiguous to each other; this arrangement does not affect the lumberdaree which follows ancient and previous usage; each sharer collects his own rents and pays his quota of the revenue to the Lumberdar, whose responsibility towards Government remains as before. The several shares however, and the quota of revenue payable on each, are entered in the village khewut, and the circumstances are detailed in the administration paper.

118. As far as possible, when several villages are held by members of one and the same family, it has been arranged to assign different villages to each in order to avoid the evils generally attendant upon a coparcenary tenure. Such awards have been made either by mutual arrangement or through the medium of a punchayet.

119. Rights to particular shares have in almost all cases been derived by the law of inheritance, though it does not follow that all the descendants of the first holders are now in possession, as frequently collaterals have preferred to remain in the position of tenants in order to free themselves from responsibility.

120. As regards title to upper and under-proprietary right, the only instances where such claims have had to be recognized are in the cases of Mouzah Morpanee and Mandeekoh, Talooka Bordah; these villages though forming ostensibly part and parcel of the Bordah jagheer, were nevertheless shown to have been held on a species of independent tenure by a Gond Thakoor. Full proprietary right was claimed by the latter; eventually the case went before the Settlement Commissioner, who decided that while upper proprietary right clearly belonged to the heir of the ex-jagheerdar, the claimants were at the same time entitled to under-proprietary rights. This arrangement has been carried into effect; the revenue is paid by the upper proprietor, who receives from the under proprietor a malikana of 10 per cent. over the Government demand; puttas have been issued to both parties showing the terms of their tenures.

121. In a few instances claims have been put in by Theekadars, but upon investigation these persons have been generally found to have held upon short terminable leases, renewable or otherwise at the pleasure of the lessor; no record has had to be made of such tenures in the Settlement papers, but the proceedings of the inquiry form part of the miscellaneous records of each village.

SECTION V.

Agriculture.

122. The general agriculture of the district must be pronounced to be inferior. Except in irrigated land the use of manure is unknown, while the rotation of crops is little understood, and less often followed. It is only in the cultivation of sugar-cane and opium, and in some few plots of different kinds of vegetables, that any skill or energy seems to be brought to bear, and even this cultivation, profitable as it undoubtedly is in the main, if persevered in, is apt to be thrown up upon any discouragement arising in the way of temporary failure.

123. Before entering into the methods employed in cultivation, it will be well to mention the different kinds of soils that the district possesses; they are divided by the people into the following classes:—

1, Kharee; 2, Dol; 3, Moorund; 4, Bhabur; 5, Sehar; and Burdee.

The soil termed kharee is only found round village sites; it is not strictly a separate quality of soil, but it owes its fertility to the manure it receives from the village and refuse thrown upon it. This land generally forms part of the landholders' seer, and is devoted to the growth of sugar-cane or opium and occasionally of wheat.

The dol answers to the black cotton soil, as it is popularly termed, of Berar and Nagpore. It is a black friable soil, highly retentive of moisture, and possessed of certain chemical elements which enable it to produce year after year the same crop without manure and without fallow. A theory has been started that this and kindred soil of an inferior quality are the detritus of basalt detached from the parent rock by the alternate action of sun and rain during the progress of centuries. This theory receives support from the fact that the soil in question is found only in basaltic formations, and basalt itself contains the elements of silica, alumina, carbon, and others, which are necessary to the growth of wheat, the staple crop raised in dol land. On the other hand the present action of the rains is to denude the basins wherein this soil is now found, and the theory to hold good must be referred to a past period when the geological situation was very different from that of the present day. This soil is generally devoted to sugar-cane, wheat, and linseed. Occasionally by way of giving the land a rest, it is sown with gram, mahsoor, teora, or lakh, but not for any number of years in succession.

124. The soil termed moorund was no doubt originally much the same as the dol, but occupying a sloping surface, the finer particles have been washed away, leaving a soil shallower and less retentive of moisture. In seasons when the rain-fall is excessive this soil is even more productive than the dol, as it admits of being easier ploughed and prepared, and does not become so much obstructed with weeds.

125. In ordinary seasons, however, it is much dependent on one or more falls of rain, during the cold weather after the crops have reached a certain height. The crops raised in it are wheat, gram, peas, pulses, and occasionally jowaree or cotton intermixed with toor and tillee, which are raised during the monsoon months.

126. Bhabur again is an inferior species of moorund, being much intermixed with stony particles and sand; by means of manure and irrigation it is made to produce sugar-cane and opium. In the absence of these it will not raise wheat, but is sown with gram, teora, or mahsoor alternately, and sometimes with khureef grains.

127. The last sub-division of sehar or burdee comprises generically all the poorer soils capable of raising monsoon crops only. They vary very much from a sort of sandy loam to a red gravelly earth of little or no depth. In the absence of manure these are capable only of temporary cultivation, after which they require long intervals of fallow. The quality of course varies a good deal, and the crops raised include jowaree, cotton, rice, kodo, kootkee, rala, oil-seeds, and inferior grains.

128. It is to be regretted that in the Khusras the same terms were not made use of to denominate soils as those current among the people themselves, but the Misl was framed exactly after the model of the one in use at Nagpoor, where the soils are classified as follows:—

1. Kalee awul.
2. Kalee doyum.
3. Moorund.
4. Khurdee.
5. Raitaree.
6. Burdee.

129. The two first correspond very much to the dol. Khurdee to a certain extent represents the local bhabur, while the raitaree and burdee answer to the sehar and burdee; the kharee land is however unrepresented, and possibly figures in the khusra as inferior soil, while in reality it pays the highest rent of any.

130. I felt the disadvantages of this classification in assessing, but it was too late to remedy the evil.

131. The great staple of the Baitool district is the rubbee crop, to which more than three-fourths of the land in the open parts of the district is devoted.

132. In theory the preparation of the soil should be commenced in the hot weather, the land receiving one or two dressings with the bukkur or paring plough before the setting in of the rains. In point of fact, however, this essential item of good husbandry whereby the seeds of grass and other weeds are exposed to die, and the ground open for the reception of the rain is very generally neglected, the reason alledged being the scarcity of bullocks, those cultivators who have irrigated land not being able to spare their bullocks from the well until after the commencement of the rains.

After that, the land should receive from three to four dressings of the plough from time to time during intervals of rain, until the ground has been properly pulverized and all weeds eradicated; when the rains, however, are heavy and incessant, it often happens that the fields have to lie untouched until the conclusion of the monsoon, when they receive a hasty prepararion immediately preparatory to the seed being put in.

133. Early in October the cultivators begin to sow the mahsoor and teora or lakh pulses, which serve as food both for man and bullock; after that gram is sown, and latest of all the wheat, which should not be put down until after the heats of October have passed away.

134. None of these crops receive any manure whatsoever, and it is very seldom that a cultivator, even when possessing a well, ever thinks of saving his crop from drought by irrigation.

135. The general method of sowing and reaping the crops is so similar to that pursued in other parts of India, that it is needless for me to enter into any details on the subject.

136. The khureef crop generally is considered of but little importance except in the hill villages where it is the staple crop. The most valuable of the khureef crops at this moment is cotton, but its cultivation is but little understood or practised in this district. In the more open villages it is said not to succeed, but I am inclined to lay this to the part of want of skill or knowledge in the cultivators, rather than to any inherent quality in the soil. At present its cultivation, is confined to some few villages below the ghats on the frontiers of Berar, where the high prices realised, the ready market, and the force of example, have led even the Gonds to sow cotton in preference to inferior grains. The soil, however, of these villages lying as they do on the edges of the ghats is generally very poor and but light crops are raised. So also in other parts of the district cotton is raised in the poor stony soil termed burdee, the general belief being that it will not grow in any of the superior soils; but the fact is that the latter require careful weeding, and the dhowrah or species of harrow to be run occasionally between the drills to loosen the earth round the roots, and in the absence of this care the crop must necessarily fail.

137. Jowaree also is but little sown in the more open part of the district and then chiefly for the sake of the stalks which serve as food for cattle. In the poorer villages it is grown in low lands near rivers, what would be termed khadir land in Upper India, and also in land newly taken up after a fallow. A very little rice and other inferior grains are also grown occasionally in the better villages, but not to any appreciable extent. The poor burdee soil is generally sown with the oil plant termed "jugnee," which will grow almost anywhere, and is said to improve the soil for any crop that may follow; hence it is often sown in exhausted soil by way of retrieving its quality; very little tillee is grown anywhere. In the hilly parts of the district of course the khureef is the staple crop, but there are few villages in which there is not some land capable of raising either wheat or gram.

138. The method of cultivation is the same as that above detailed, but from the fact of the cultivators being chiefly Gonds, and possessed of but little capital and few bullocks, the land is not generally so well prepared as it should be; but it has this advantage, that from the habit the Gonds have of frequently emigrating, villages become deserted and the lands attain the benefit of a fallow. The staple crops in the poor villages are kootkee, a species of inferior rice, kodo, a sort of rye

or grass, rala, kunguie, seina, and other poor grains. Kootkee and kodo are the chief staple, and the land so sown gets but little preparation.

139. There are two times for sowing the latter grains, first in June, when the crop ripens in August; the second towards the end of July, the crop ripening in October. Another great crop is the oil plant termed jugnee, which has the merit of growing in any soil; this also is sown at two different times, first in June, second in August. The latter crop produces less stalk and leaf, but more seed, but then it is more precarious, as it depends entirely on a fall of rain late in the season. In all these villages a little rice is grown, but it is not irrigated, and but little labour or skill are expended on its cultivation. It is only in two talookas of the wild pergunnah of Saoligurh where excellent rice is grown by the Koorkoos, a wild tribe peculiar to the hills and described elsewhere.

140. The land intended for rice is begun to be ploughed in June and receives a dressing at intervals throughout the rains, until weeds are thoroughly eradicated and the soil pulverized; it then receives a rest until January, when it is again ploughed off and on at intervals until the rains set in, when it is sown broadcast; during the rains the crop is kept carefully weeded and the earth is raised round the roots of the plants. In this way a fine crop is secured and the produce is almost entirely exported to Boorhanpore in Nimar, by traders who come yearly for the purpose with pack bullocks.

141. This is the only cultivation of the hill country in which any skill is brought to bear. The favourite cultivation of the Gonds is known by the name of "dhya;" it requires neither capital nor skill, neither bullock nor plough; the felling axe and the strong arm are all that is needed. A new piece of ground, generally on a hill slope or edge of a stream is selected and cleared of all jungle. The surface is then covered over with logs of wood of varying size, and these again with smaller brushwood. This work goes on during the hot weather to let the new cut wood get properly dry; just before the rains the wood is set fire to and thoroughly burned to the ground, and after the first fall of rain the seed is scattered among the ashes; when the ground is steep it is generally thrown in a lump along the top of the plot and is left to be washed to its place by the rains.

142. Heavy crops are sometimes raised this way, when the rains are favourable, rice, kootkee, kodo and jugnee being the crops chiefly grown thus; though but little skill is required, yet a vast deal of manual labour is entailed, but from the force of ancient habit the Gonds much prefer this to regular cultivation. One rupee is the rent usually paid for a dhya irrespective of the amount of land or nature of the crop; sometimes the rent is assessed on the axe. In the main from one to two acres is the extent of a plot so cultivated by one person. This it is which has proved so destructive to our forests, splendid teak trees having been felled year after year for no other purpose than to enrich the soil with their ashes, not to mention saplings which were felled by thousands.

143. The nature of the cultivation and the soil accounts for the migratory habit of the Gonds above alluded to by me. Dhya cultivation can only be carried on for one year in the same spot, after which years of fallow are required; the light soils also cultivated in the ordinary manner yield good crops for two or at most three years in succession; consequently at the end of a few years the cultivators have used up the soil in the immediate neighbourhood of the village, and they then remove to some village that has been waste for some time past and in which the soil is fresh, and thus in regular succession villages are occupied and again deserted. This has naturally rendered the Settlement of these tracts for a lengthened period a work of some nicety, but I shall have to dwell on this subject at greater length when I come to the subject of assessment.

144. Having thus briefly described the mode employed in cultivating the dry crops, I proceed to explain the methods employed in raising irrigated crops.

145. The great staple throughout the district is the sugar-cane, which in places is raised in great perfection; of the plant there are several varieties; first stands the Otaheite cane introduced many years ago by Colonel Sleeman and commonly termed "vilayutee-sata"; this has a much higher and thicker stalk than the indigenous sorts and produces far more juice, but it requires on the other hand more labour in preparing the soil and more watering, so the expenses attending on its cultivation are greater than with the ordinary sorts.

146. The common cane of the country is termed "punchrungie," of which there are sub-varieties; this is the sort most extensively grown; the poorest sort is known by the name "suraree" and is grown chiefly round the edges of a field of better cane in the hopes of its first attracting the attention of stray cattle or other animals.

147. A cultivator who raises sugar generally divides the land devoted to this crop into three portions, so as to raise cane on the same ground once in three years only, of the remaining two parts, one enjoys a year's fallow while the other is cultivated with some ordinary grain crop. The land is being prepared for about six months previous to being sown; and is repeatedly ploughed backwards and forwards and as deeply as possible until all weeds are eradicated and the soil well pulverised.

148. Sowing takes place from the middle of January to the end of February. The field is divided into a number of little square or rectangular beds for the convenience of watering, and these are again sub-divided into rows; the ground having been well watered, pieces of cane, each containing about three joints or eyes are laid down at short intervals and pressed into the ground with the foot. Manure is afterwards scattered on the top and left to be washed in by the water: of course the best plan is to mix the manure with the soil previous to sowing, but the former is the more common practice, less manure being in that case required; irrigation then continues until the rains, each plant being watered once in about four days. Several weedings have also to be given; by the setting in of the rains the plants have reached

a certain height. Irrigation is then discontinued, another weeding given, and the earth heaped up around the roots of the plants. After the rains irrigation to a less extent is again resorted to until December, when the plant should be ripe.

149. The Otaheite cane usually comes to flower; the indigenous sorts rarely do so, and when it does occur superstition frequently prompts the cultivator to set fire to his crop to avert some unknown calamity. Cases of this sort have come under my own observation.

150. When the crop is ready, the mill is set up in a convenient spot. It consists of two upright cylinders of some hard wood terminating at top in two endless screws fitted into each other. The one is fixed, while the other is turned by a bar worked by two pairs of bullocks. The canes are passed through the cylinders as they revolve, the juice falling into a trough which runs into a large pan set in the ground. When full, the contents of the pan are put into a large shallow iron pan called a "kurhaee," which is set over a furnace and the juice boiled for some hours until it attains a certain consistency, when it is poured into a wooden trough to cool, after which it is put into cloth bags termed belas, when it is ready for exportation as goor. No sugar is manufactured in the district.

151. Besides the expenses of cultivation, the preparation of the juice entails a considerable outlay; when a cultivator does not possess a mill or boiling pot, he has to hire them at twelve annas and eight annas per diem, respectively. The mill is kept going day and night in consequence, and extra bullocks have to be hired, for each of which a seer of goor per day is paid. The men employed in passing the canes through the mill are paid as much as eight annas per day, and other labourers four annas besides half a seer of goor per day; it is calculated that about one-fifth of the yield thus goes in the process of preparation.

152. I subjoin a native estimate of the cost of cultivation and profits derived from a plot of land of from two to four acres in extent.

153. It supposes a man to have no capital of his own to start with beyond his well. When a man has bullocks of his own, and can command the services of members of his own family, of course, the expenses would be less.

There are about 7,000 acres under sugar cultivation producing about 70,000 maunds of goor annually.

I.	Rs.
Seed-cuttings	28
Wages of 2 men for a year	50
Mot or leathern bag for irrigating	5
Ropes	2
Oil	1
Cartage of seed	2
Extra ploughing of land	4
Weeding 3 times	5
Ditto during monsoon	3
Rent of land for 2 years	8
Hire of bullocks for well	40
Total ...	148

II.—*Mill Expenses.*	Rs.
Hire of mile and boiling pot	4½
Hire of labourers	4
Cutting canes and carriage from field ...	3
Oil for mill	1
Carpenter and blacksmith work	3
Ghana or mill poojya	3½
Cloth for belas of goor	4
Sundries	2
Total ...	25
Add total I. Rs. ...	148
Total expenses ...	173

Profits.

Ten khundies goor at Rs. 40=Rs. 400.

154. Opium cultivation is chiefly pursued in the Mooltye Pergunnah. It can be grown upon almost any soil by means of manure, but generally the kharee land near the villages is preferred. The land is prepared in much the same way as sugar-cane, only that less ploughing is required. Similarly the ground is divided into little beds in which the seed is sown broadcast. The sowing generally begins in November. In about ten days it springs up, and soon afterwards is weeded and thinned out. Each part of the field is watered once in about four or five days, and weeding is again required at intervals; in February the plant flowers, and when the pods are fully formed irrigation is stopped for about a fortnight, when the plant is supposed to be ripe. Small incisions are then made in the pods, and the juice that exudes is collected the day following. This operation is repeated three times when the whole of the juice is supposed to have been extracted. It is deposited in earthen vessels and is called chik by the people; it is exported in this state to Indore, where it is manufactured into opium and mixed with that of Malwa, which is a superior article.

155. The whole almost of the "chik" produced in the district is bought up by Mahajuns in Mooltye who export it on bullocks.

156. Much opium is grown under the system of lawanee, as it is termed, by which the cultivator receives an advance of money from the Mahajun, and binds himself to deliver his produce to him in payment at a certain rate. The Mahajun of course derives a large profit on this transaction, and I am happy to say that the system is going out owing to the growth of intelligence and capital among the cultivating classes.

157. I append an estimate of the cost of production and profits of an opium field of from two to three acres.

Expenses.	Rs.
Seed	1
Wages of 2 men for 4 months	24
Leathern bag for well	5
Repairs, &c.	1
Weeding four times	8
Hire of bullocks for 4 months	25
Rent of land	4
Total ...	68

Produce.

Twenty seers chik at Rs. 7½=Rs. 82.

Over and above, however, the raw juice, there is produced khush-khus oil, manooa, and poppy seed worth not less than Rs. 10, and in the same field is often sown a little garlic or patches of barley.

There are about 2,500 acres under opium cultivation yielding an average of 180 maunds of chik annually.

158. The chief inducement to grow opium is, that it requires so much less labor than sugar-cane, and being only four months in the ground, requires but comparatively little water, and many streams which run quite dry during the hot weather are available for the irrigation of it, ripening, as it does, by the end of February.

159. The other irrigated crops in the district consist of vegetables raised in a few villages only by Malees. These comprise onions, garlic, turmeric, red pepper, various kinds of spinage, and other sundries. A few landholders have introduced potatoes, but the example has not been followed as yet. The method of cultivating these vegetables is the same as practised in other parts of India, and calls for no particular remark.

160. Irrigation is chiefly carried on from wells by means of a leather bag termed a "mot," which is let down by a rope over a wheel, and drawn up by a pair of bullocks proceeding down an inclined plane until the bag reaches the top and its contents are discharged into a trough leading into the water channel. The bullocks are then walked backwards up the incline until the bag again reaches the water, and is filled. The same plan is also adopted in drawing water out of streams dammed up for the purpose.

161. This arrangement is termed a "boorka." Persian wheels are quite unknown.

162. There are but few tanks in the district, and none of them are used for irrigation. Round Baitool itself, wells are chiefly shored up with wooden logs laid hexagonally, or otherwise round the sides. These will last for twenty years in good condition, if the wood used be teak.

163. In Mooltye where stone is plentiful the wells in places are built up with it, but the majority of wells are kucha, having no support beyond that of the native rock; very few wells are built with brick. The supply of water generally throughout the district is most abundant, and it is no uncommon thing for a single well to irrigate six or even eight acres of land; the "mot" however, must in these cases be kept constantly going, and frequent changes of bullocks are required.

164. I have thus briefly endeavoured to illustrate the nature of the soils and the modes of cultivation prevalent in the district. I have said that the general style of agriculture is decidedly inferior; this is partly to be accounted for by ancient custom and the usual apathy of the native character; again, it is part owing I think to the intrinsically good quality of the soil throughout the open parts of the district

generally, whereby crops are so easily raised to a certain point, that the cultivator lacks the stimulus of necessity to exert himself as he should. Of late years, however, there have been several severe epidemics among the cattle, and the number of bullocks in the district has been much diminished; the present prices of animals are so very high that in many cases the cultivators have been unable to replace their losses from disease; in such cases the preparation of the land is necessarily neglected.

165. When a cultivator has more land than he can well plough and does not wish to relinquish it, he usually adopts the plan termed "butaee," he finds a partner who possesses bullocks who will plough and otherwise prepare the land on condition of receiving half the crop, he himself supplying the seed and paying the rent.

166. The profits of agriculture are of course very uncertain, depending on so many various circumstances, and any calculations founded upon estimates of produce can only be approximate and are but of little value in estimating the true value of any particular estate.

167. I will endeavour, however, to put on record my ideas of the present value of land as compared with the past, judged by the prices existing then and now; it may be assumed that a plough will cultivate 20 acres of land, wheat being the staple produce of the district, I will base my calculations on that article.

168. To begin then with the expenses of cultivation; the money expenses of one plough may be laid down at about rupees ten including rupees two wages of ploughman, and rupee one wages of herdsman, rupees three expended for weeding, wear and tear of plough, and other instruments and sundries.

Besides the above there are considerable allowances of grain as follows: 4 khundies to the ploughman; 1½ khundies to the herdsman, and say 2 khundies at harvest time to the reapers; all the village servants moreover receive allowances varying from one kooroo or 8 seers to 5 kooroos or 40 seers. The total amount of grain thus expended cannot fall much short of 10 khundies; the khundie consists of 20 kooroos of 8 seers each being 160 seers in all. The average price of wheat for the past year was Rs. 10 the khundie. This gives Rs. 100, the value of the grain, which together with the money payments makes a total outlay of Rs. 110. A khundie of wheat will sow about 5 acres; 20 acres will consequently require 4 khundies, value Rs. 40.

169. Now as regards returns of produce: this varies of course immensely according to the quality of the soil, the labour expended in its preparation and vicissitudes of the season. Only the three best qualities of land known as kalee awul, kalee doyum, and moorund are capable of producing wheat. In former reports on the district, I see it assumed that the first quality of soil is capable of producing from 4 to 10 fold, the second from 3 to 6 fold; everything, however, depends upon the season; when the rainfall has been incessant and there have been no breaks in the weather to admit of the plough being put into

the ground at intervals during the monsoon, then the inferior soil from its very lightness admits of a more rapid preparation at the close of the monsoon just previous to the sowing time; in my opinion taking one soil and one season with another an average productiveness of 5 fold is the most that can fairly be calculated on. It must be borne in mind that this is a hill district subject to great inequalities of season and to visitations of frost and hail; even the wheat crops at times suffer severely from frost as I can testify from my own personal experience. Taking then the above estimate of productiveness we have a return for 20 acres of 20 khundies value at present prices Rs. 200.

The account then stands thus: —

Expenses in money	Rs.	10
Do. in grain	„	100
4 Khundies of seed	„	40
Total ...	Rs.	150
Produce in grain, value ...	Rs. 200	
Net gain	„ 50 or 2-8 per acre.	

This is exclusive of the value of the straw and chaff derived from the wheat, and which serves to feed the cattle.

The above calculation certainly does not place the profits of husbandry in a brilliant light, but I make it more with a view to show the futility of all such calculations then for any other purpose. The expenditure in grain may seem high, but it is not more than what ought to be expended in accordance with the custom of the country. The practice of paying in kind is one very advantageous to the labourer, and takes away much from the extra profit which the farmer would otherwise have reaped; again, I should remark that the expenditure in grain would not be much greater, supposing several other ploughs to be used by the same cultivator, each additional plough would thus give an increased ratio of profit; in unfavourable seasons again many of the allowances to village servants would be curtailed, so that the loss would be more or less equally distributed, and the reverse would apply to seasons of unusual abundance.

170. I here append a table showing the great fluctuations that have taken place in the price of wheat during the present century; the variation in the price of wheat may be taken as the measure of the variation of that of all other articles of produce.

Years A. D. 1800 to 1826.	Average price per Khundie of 160 seers.	
	Rs.	A.
1800 to 1818	4	10
1819 to 1820	9	6
1821 to 1824	3	14
1825	2	8
1826	1	12

Prices rose again little until the late Settlement made in 1837, during which they remained pretty stationary; I now give the prices of the past ten years.

Years A. D.	Average prices per Khundie of 160 seers.	
	Rs.	A.
1854 to 1858	4	3
1859 to 1860	5	0
1861	6	10
1862	10	0
1863 to 1864	12	0

171. There are now many cultivators in the district who have either lost their bullocks from disease or otherwise, or have had to sell them to make up their rent, or to satisfy some pressing creditor; in such cases when the cultivator still wishes to retain his land in hopes of better times to come he adopts the system known as "butaee," that is, he enters into partnership with some wealthier cultivator who supplies the bullocks for the preparation of the land, the actual occupant paying the rent; the produce is divided equally between them.

172. On the whole the cultivators of Baitool are a thriftless race. I have before said that in general they are not good cultivators; they are also improvident in the extreme; however, abundant the harvest may be, the close of the year finds nothing in store, no nest egg for the future; this is chiefly owing in my opinion to the custom of depending upon the Malgoozar for advances of seed grain, as also for grain for subsistence during the months immediately preceding the harvest; these advances are termed "bij" and "porga" and are payable in kind after the harvest plus 25 per cent. interest; the Malgoozars make large profits in this way, and it is their interest to encourage their tenants in their habits of improvidence; on the other hand they run the risk of losses by tenants absconding or being utterly unable to pay in unfavourable seasons.

173. The great bulk of the tenants are thus dependant upon the proprietor, but many of them receive merely nominal advances, just for the purpose of keeping up their right as they deem it, in case of a time coming when they might be really in need of it.

174. The poorer cultivators of course follow the plough themselves, assisted in all operations by the members of their family. Those in better circumstances keep ploughmen who are either "bursalees" or "sajjhees." The former are paid regular wages, the latter receive as remuneration one-fifth of the crop. In the same way herdsmen or "churwaees" are kept to look after the cattle, and are paid either in cash or in grain so much for each head of cattle under their charge.

175. The instruments in use in the district are the following: the hul or plough used for breaking up new land, or preparing ground for sugar-cane or opium.

176. The bukkur or paring plough which merely loosens the surface soil and removes weeds; this is the instrument chiefly used for preparing the land for the rubbee crop.

The dhowrun is similar but smaller than the bukkur and is used for weeding, being run between the drills when the crop is up.

177. The pas or hor is used chiefly for clearing off the earth adhering to the share of the plough or the blade of the bukkur.

The "teefun" or drill is a hollow bamboo with half a cocoanut shell inserted as a head; this is passed through a hole in the share of the plough and through it the seed is put into the ground; occasionally jowaree is sown broadcast with the hand as are also the poorer crops of kodo, kootkee, jugnee, and such like.

178. The above are the only implements in ordinary use; the threshing is done by means of bullocks; these are never muzzled and consume much of the crop. Winnowing is performed by throwing the grain into the air out of a basket when the wind carries off the chaff leaving the corn to fall in a heap by itself; it is needless for me to enter into any details on these points, as the methods employed are quite similar to those in use in other parts of the country.

179. I append a table showing the supposed cultivation and out-turns of the most valuable staples for the past year.

Crop.	Area under cultivation in acres.	Out-turn in maunds of 40 seers.	Gross value.
			Rs.
Sugar-cane	7,000	70,000 (goor)	5,60,000
Opium	2,500	180	50,400
Cotton	2,400	1,800	27,000

The following are the different crops raised in the district :—

IRRIGATED.

Sugar-cane,
Opium,
Ginger,
Turmeric,
Chillies,
Onions,
Garlic,
Spinage (Bajee),
Coriander,
Carrots,
Mustard.

NON-IRRIGATED.

Rubbee crop.

Wheat,
Gram,
Teora or Lakh,
Muhsoor
Peas,
Linseed,
Koosum.

Khureef crop.

Cotton,
Jowaree,
Moong,
Kootkee,
Rala,
Kungnie,
Moongnie,
Toor,
Oorud,
Mot,
Kodo,
Sema.

Miscellaneous produce grown in garden patches round village sites—

Mukka or Maize,
Tabacco,
Bullar, a kind of Bean,
Poput ditto,
Cucumber (kukree).

Water and musk-melons are grown in a few places in river beds.

SECTION VI.

Commerce and Trade.

180. I have before stated that the population of the district is almost entirely engaged in agriculture, and more or less dependant on it for subsistence. There are no large towns, and but few branches of manufacture are carried on. Such as there are, I will briefly describe. The town of Baitool is noted chiefly for its pottery; there are a great number of koomhars, and large quantities of chatties and other vessels are turned out: these find their way to most parts of the district; here also are manufactured the large pots in which the juice of the sugar-cane is collected as it passes from the crushing mill. Potters are found here and there all over the district, but the Baitool ware has the best name.

181. Manufactories of brass or copper do not exist, neither are there any koshtees or regular professional weavers; in every village there are a certain number of the Kotewar or Dher class; their chief employment is spinning and weaving coarse cotton cloth; this is almost all sold within the district itself.

182. There is also a caste called "Busod," who spin hemp rope and weave it into "tat" or gunny; this is made entirely for pack bags for local use.

183. Ropes required for agricultural purposes are generally manufactured at home by members of the family.

184. Baskets are manufactured by the Gonds out of bamboos split fine, and find a ready sale in all the local markets.

185. Gadrees are a caste who keep sheep and goats; they weave coarse blankets from the wool of the former.

186. Oil is manufactured throughout the district, but for local use only; very little linseed is grown; tillee and jugnee are the plants from which oil is chiefly extracted; from the fruit of the mhowa tree also an oil is extracted by the Gonds termed "goolee ka tel," they use it for food as well as for burning; it is of a thick consistency, and is frequently used to adulterate ghee.

These are the only branches of industry carried on in the district; they are adopted to supply the immediate wants of a simple population; for articles of luxury such as finer cloth, brass vessels, or small articles of finery, the consumer has to depend upon importation from Nagpoor or Berar; the annual fair held on the banks of the tank at Mooltye furnishes the chief supply for the year. It is only in the Suddur Station at Budnoor and in the town of Mooltye that there is any native shop where imported cloth of any description can be purchased.

187. The district is on the whole a poor one; the people have few wants, and those are easily satisfied; consequently there has been no demand to call the higher branches of manufacture into existence.

188. The trade of the district is more considerable. In the town of Mooltye there are a good many Mahajuns who, besides the avocation of money lending, buy up the raw opium produced in the district and export it to Indore, where it is mixed with juice of the Malwa poppy and made into opium for the Bombay market. The produce of opium varies very much according to the season; the average exportation, however, may be set down at about 180 maunds, valued at Rs. 50,000 or thereabouts.

The other chief traders of the district are Telees and Kulars; they export large quantities of jungle produce to Berar chiefly; it comprises the flowers of the mhowa tree from which the common country spirit is distilled, chironjee the seeds of which are used in cookery, the hurra nut from which a dye is extracted, a small quantity of lac and a few other sundries; ghee is also manufactured largely by the Gowlees, who sell it to the Telees for sale in the district or export.

189. Timber used formerly to be exported in large quantities to Seonee in the Hoshungabad district, from whence it found its way to Mhow and Indore. This trade was carried on chiefly by the Kulars, who got the timber from the Gonds in return for liquor. In so far as this traffic was wasteful, it has been checked by the new forest laws.

190. The grain grown within the district is not much more than sufficient to meet the wants of the people themselves; of late years, however, owing to the great displacement of cereals by cotton in Berar and Nagpoor, grain has been exported to the country below the ghats, but this has had to be counterbalanced by importations from Hoshungabad.

191. Goor is the chief article of export; most of it is sent to Hoshungabad in the first instance, being purchased from the cultivators by the Telees or Bunneas. Among the exports I should also mention rice grown by the Koorkoos in Saoligurh, and which is exported on bullocks to Boohranpoor in Nimar.

192. The quantity of cotton is very small, and the produce is used within the district itself, being made into rope or coarse cloth for local use; the thread is generally spun by the women of the cultivator's family.

193. The imports consist chiefly of salt, cocoanuts, and other sundries, which are brought from Berar by the Telees in return for the mhowa and other jungle produce they export. Cotton cloth and utensils of brass and iron are also imported, but in limited quantities.

194. There is a considerable trade carried on by Bunjaras, but this is almost entirely a through traffic between Berar and the western coast and the country of the Nerbudda Valley and that to the north of it.

195. The internal trade of the district is carried on by means of weekly bazaars or markets, which are held in all the towns and many of the larger villages. In the open part of the country there are several of these markets in each talooka, and they are so arranged as to fall on different days of the week; the people assemble from all the surrounding villages, often from considerable distance, and exchange their produce, consisting of common cloth, oil, grains, vegetables, or tobacco. In a district where there are so few Bunneas or places of trade these markets become an actual necessity.

196. There is one bazaar, that held in the village of Kherla in the Mooltye Pergunnah, where cattle are brought from long distances, and a great deal of business is transacted. As might also be expected numbers of stolen cattle find their way there.

197. The following table gives the supposed value of the chief articles of export and import for the past year :—

Articles.	Export value.	Import value.
	Rs.	Rs.
Cotton	1,300	15,000
Sugar and Goor	35,000	1,500
Wheat	20,000	13,000
Salt	49,000	60,000
Rice	28,000	13,000
Other Grains	12,000	5,000
Raw Opium	50,000	.....
English Cloth	6,000	36,000
Country Cloth	35,000	44,000
Sundries	70,000	62,000

These figures represent the through traffic as well as that requried for the use of the district itself; they are not very reliable, but have been compiled from the best available sources.

SECTION VII.

Former Assessment and past Fiscal History.

198. As far as can be gathered from past records, the total assessment of the district previous to the peace of Deogaon in A. D. 1803 was Rs. 1,64,000 only; at that time the district is represented

as being in a tolerably flourishing condition, the people well off, and the revenue realized without difficulty; other accounts give the average jumma of the 10 years ending with the above date at Rs. 1,66,490 or Nagpoor Rs. 1,99,791, so that we may assume this to have been about the amount levied; after the dismemberment, however, of the Marhatta Empire consequent on the fall of Gawulgurh and other victories of our armies, the Marhatta Government of Nagpoor by way of indemnifying itself for its loss of territory commenced an indiscriminate system of rack renting and extortion throughout the dominion that was left to it; the Baitool District fared like other portions of the Empire, and we find the average assessment of the 13 years following the period referred to above reaching the sum of Rs. 2,46,649 or Nagpoor Rs. 2,95,978, an increase of no less than Rs. 80,000; add to this that besides the effects of misgovernment and oppression on the part of the Government itself, the district during that period was subjected to unceasing raids on the part of Pindarees, Gonds, and other wanderers, who sacked whole villages and laid waste the lands, it may well be imagined that the collections often amounted to but a small portion of the nominal revenue, and had frequently to be levied by actual force.

199. Although, therefore, the above figures show what the assessment was, we have no means of knowing what was the amount actually collected.

200. The first settlement under our rule was made for five years in 1228 Fuslee by Captain Wardlaw; at that time the great mistake was committed of taking the average assessment of the preceding few years as the basis on which to found a new settlement.

201. It has been seen that the revenue had been raised immensely, while at the same time from various causes, internal and external, the population generally had been reduced to great distress, the revenue being levied actually by violence; the returns of collections made under the Marhattas, and which formed the basis of the first settlement, would be very deceptive. In many cases they would be quite nominal, and in others they would include a number of petty exactions levied on various pretences from all classes of the community, and known by the terms putee, burgun, nuzzerana, or otherwise; these exactions on paper at least would swell the collections to a formidable amount, but they had nothing to do with land revenue properly so called, and should not have been taken into consideration in framing a settlement. The collections also fell very far short of the nominal revenue.

202. In this state of affairs, and before there had been time for the circumstances of the district to improve under a settled Government, a settlement was made for five years for Nagpoor Rs. 3,43,900 or Company's Rs. 2, 86,580 in round numbers.

203. It was impossible that such a settlement should hold good, and accordingly we find that alterations had to be made and large remissions given each succeeding year. I find that the average collections

during the period did not exceed Nagpoor Rs. 3,06,800, or Company's Rs. 2,55,600 in round numbers; this high assessment was still further aggravated by the great fall in prices of produce generally, which took place about that period owing generally to the cessation of hostilities, and the feeling of security which was established throughout the country at large.

204. The first settlement, then under our rule must be pronounced to have been a complete failure, and served still further to plunge into distress the agricultural community, simply from want of judgment and a proper basis for assessment.

205. The next settlement was made in 1233 Fuslee for three years by Captain Low, an Office to whose reports we are chiefly indebted for a knowledge of the past fiscal history of the district. This settlement was made for Nagpoor Rs. 2,44,166 or Company's Rs. 2,03,471, being a reduction of about a lakh of Rupees upon the nominal amount of the previous settlement, and being even below the actual collections.

206. Even this settlement, however moderate as it seemed in comparison with the preceding one, could not be carried out without considerable remissions being granted; Captain Low himself writes that the people generally were fully satisfied with this settlement; that for the first year it was levied with ease, and that it was owing only to failure of crops that any difficulty was experienced in collecting the amount afterwards.

207. To judge of the pressure of the Government demand as compared with the lagwuns or declared rent-rolls, I append a table of the actual demand and supposed total rent for the three years of this settlement; it must be premised, however, that rents were in many cases nominal and were modified or remitted according as the Government demand was modified or otherwise; there are discrepancies in the figures in different returns to which I have had access, but they may be accounted for by certain Oobaree or Peshkushee villages being included in some returns and not in others.

Fuslee year.	Government Jumma in Nagpoor.	Lagwun.
	Rs.	Rs.
1233	2,45,156	2,79,014
1234	2,44,875	2,81,735
1235	2,46,810	2,85,365

208. The next settlement was again made by Captain Low in 1236 Fuslee, and for a period of five years. The assessment gave a slight reduction on that of the preceding settlement, being for Nagpoor Rs. 2,40,612, or Company's Rs. 2,00,510.

209. Even this settlement was found too high; large remissions had to be given each year, and even then the revenue was collected with difficulty. All the reports of that period speak of the general poverty of both Patels and cultivators, the straits to which they were reduced to meet the demands upon them, and the consequent state of debt into which all alike had fallen. This state of things is generally attributed to the great over-assessment of the first Settlement, from the effects of which the people had been unable as yet to recover, and also the general deterioration of the soil from long-continued cultivation without a fallow.

210. The first of these causes was true enough, the Malgoozars and cultivators had been so thoroughly impoverished and sucked dry of all their resources that they had not the means or the capital to cultivate their lands properly. But there can be no doubt that both the settlements of 1233 and of 1236 Fuslee were intrinsically much too high, great as was the reduction upon the first settlement. The price of wheat during that period I find to have been as low as Rs. 2 and 3 per Khundee, or about one-third of the prices now prevailing, and yet a settlement at the same amount as those concluded by Captain Low would now be to all intents and purposes impracticable.

211. The average collections for the above period I find to have amounted only to Nagpoor Rs. 2,21,878, or Company's Rs. 1,84,898, being very considerably less than the amount of the assessment.

212. As to the other alleged cause of the universal distress, *viz.*, the deterioration of the soil from long-continued cropping, I do not place much faith in it. It is undoubtedly true that land taken up after a long fallow does for the first few years bear much heavier crops than it will do afterwards in the absence of manure; but after the first few years the ratio of deterioration becomes very much less. If this theory were to be accepted in its integrity, it would follow that the lands of Baitool should have ceased to bear altogether by this time. From all that I can ascertain on the subject, the land is as productive now as it was twenty years ago, or even further back, and it certainly has enjoyed no rest during that period. We must be content, therefore, to ascribe the general poverty of the district to what I consider its true causes, *viz.*, high assessment combined with low prices.

213. Captain Low, though a good revenue officer and possessing great experience of the district, maintained that his assessments were moderate as compared with the internal resources and capabilities of the district, and would have been realised with ease but for the abnormal state of things referred to above; viewed, however, by the test of actual experience both these settlements must be pronounced to have been much too high.

214. Captain Low himself appears to have assumed that a settlement in the Baitool District must always be of an annual and fluctuating nature, and that it would be impossible to frame any assessment, however low, that would hold good for a term of years without modification; thus the assessment came to be looked upon merely as a maximum standard, which might, under the most favorable circumstances, be realised, but which in point of fact never was.

215. The reasons alleged for such a system are the general poverty of the cultivators which led them to throw up their lands under the least discouragement and remove to other villages, thus rendering it impossible for the Malgoozar to reckon upon his rents for more than one year at a time. The necessity seems also to have been recognized of allowing Malgoozars purposely to throw lands out of cultivation for the benefit of a fallow. It seems to have been forgotten that the whole question was simply one of self-interest as regarded Malgoozars and cultivators, and that so long as the Government demand was moderate, cultivation would be maintained at its proper level.

216. In point of fact, however, it had come to be an understood thing that the Government jumma was a nominal assessment which would be modified every year according to circumstances. Captain Low himself states that whatever reduction might be given looking to the lagwun or village rent-roll, next year the revenue would bear the same proportion as before to the gross receipts, the lagwuns having been lowered in equal proportion.

217. The stability of the last quinquennial Settlement was solely put to the test by three successive seasons of failure of crops terminating in 1240 Fuslee, the last year of the settlement; so bad was the state of affairs at that time that no less a sum than Rs. 92,000 accumulated in balances of revenue had to be written off as irrecoverable, and under such auspices a new settlement for three years was brought out in 1241 Fuslee by Lieutenant Smith, the Assistant Agent in charge of the district.

218. At that time a great deal of land had fallen out of cultivation and numbers of cultivators had left the district, especially those of the Atnair Pergunnah, who migrated to the Berar district, which appears to have been in a much better state at that time. Numbers also of the Malgoozars had thrown up their villages, and there was a difficulty in finding any one to take their place.

219. The basis of the new Settlement is said to have been the measurement of the district previously made by Captain Low. This was but a rude survey made by the Putwarees with the aid of a few Mirdhas, and does not seem to have been subjected to any regular test; moreover, it embraced only the land actually under cultivation. Considering then the way in which the village fortunes fluctuated yearly as above described, such measurements could not be of much value after the lapse even of a few years.

220. Such as it was, however, it was made use of and certain rates on soil and on the number of ploughs were applied. The village lagwun or rent-roll was also compared and a jumma fixed, which was to leave the Malgoozar an inam of 25 per cent. upon the gross collections.

I find that Captain Low assumed that the Government revenue ought to amount to the value of two-fifths of the gross produce, while Lieutenant Smith calculated that it should equal half the gross produce after deducting the *bonâ fide* expenses of cultivation; either of these estimates would now be reckoned excessive.

221. The new Settlement was concluded for Nagpoor Rs. 1,93,469. or Company's Rs. 1,61,224, being a reduction of no less than Company's Rs. 39,286 upon the preceding Settlement; new men came forward to take up the villages that had been thrown up by the former Malgoozars; abandoned lands were given on three years leases free of rent to encourage cultivation, and confidence was once more restored throughout the district; from that time a new era may be said to have commenced; hitherto the fiscal history of the district has been an uniform chronicle of high assessment modified annually, revenue realised with difficulty spite of large and constant remissions, and a regular march of retrogression in the fortunes of the people each succeeding year, serving only to plunge them still deeper into difficulties and distress.

At last, however, successive years of failure of crops opened the eyes of our revenue authorities to the fact that a more moderate standard of assessment must be assumed to enable the district to recover and maintain its former prosperity. Still with the history of the past written apparently in such clear characters, as a guide, it appears to have been considered at the time that the moderate Settlement then made was to be merely a temporary relief to enable the ruined district to recover its former capabilities, as they were supposed to be of paying a much higher revenue. The Settlement worked well; the seasons were more favorable, and the demand was generally realised without any difficulty.

222. The term expired with the Fuslee year 1243 or A. D. 1837. By that time new counsels had prevailed and it was resolved to grant a twenty years' Settlement on liberal terms throughout in Saugor and Nerbudda territories. The Settlement in Baitool was carried out by Major Ousely.

223. I have been unable to determine any fixed principle or data on which the new assessment was founded, beyond that of a regular reduction by a percentage on the jummas of all villages indiscriminately. The previous Settlement had worked well, and the pressure of the Government demand had been found light, still in fixing an assessment for so long a period as twenty years, it was felt that a large margin must be left for the accidents of seasons and other contingencies, so as to ensure the regular collection of the amount assessed.

224. The best proof of the success of the Settlement is the present flourishing condition of the district. At its commencement the agricultural classes were just emerging from a long night of poverty and struggling against high assessment and low prices. The light had dawned upon them with the Settlement of 1834, and now the full daylight was revealed; each succeeding year almost has added to the wealth and general resources of the agricultural community; throughout the open parts of the district the whole of the culturable land has been brought under the plough, and even in the wilder parts of the district great inroads have been made upon the domain of the forest.

225. The amount of the new assessment was about Company's Rs. 1,40,000 in round numbers, being a reduction of over Rs. 21,000 or more than 12 per cent. upon the preceding light Settlement. It

is almost unnecessary to add that this Settlement has continued in force until July last, the date from which the present Settlement commences for the whole district.

226. For thirty years the district has been in the enjoyment of a moderate assessment; during that time the value of much of the land has been greatly increased by the sinking of wells, and of late years the great rise in the value of agricultural produce of all kinds has still further enhanced the value of lands, so that what was a light burden in 1837, is incalculably lighter at the present time.

227. Even the preceding triennial Settlement of 1834 which was higher by Rs. 21,000 was at that time accepted as a very light Settlement when prices were far lower than they have been for some years past, and than I think, they are ever likely to be again judging by the effect that Railways have hitherto effected on the various produce markets with which they have been brought in contact.

228. Looking then to the past I derived the following conclusions; injudicious over assessment had brought the district to the verge of ruin, which was only warded off by timely liberality; moderation should therefore be assumed as the basis of assessment; on the other hand the Government demand was much below what the real value of the land might warrant judged by the increased value of all agricultural produce, and the rents paid by the tenants were generally lower than what might fairly be demanded for various reasons stated elsewhere.

229. To begin then, I assumed that a considerable rise in rents generally might take place, and coupling this with the increased value of the lands held by the proprietors, I saw clearly that the Government revenue might be considerably increased without departing from that basis of moderaion which I felt to be necessary to the future prosperity of the district.

230. How far my anticipations have been realised and the revenue demand modified will be seen elsewhere when I come to the statistics of the present Settlement.

SECTION VIII.

Data and Statistics of Present Assessment.

231. In determining the principles on which I was to base the coming Settlement, I endeavored as far as possible to make myself acquainted with all the past phases of the revenue history, as also the principles which had guided my predecessors in the work of assessment; the chief authority was Captain Low, who had concluded the two Settlements of 1233 and 1226 Fuslee, and to whose reports I have alluded elsewhere.

232. The first Settlement under British rule effected in Fuslee 1228 was based solely upon the supposed average collections of the past few years. That of Captain Low in 1233 was founded chiefly on

the lagwuns or village rent-rolls modified by the results of personal experience and local knowledge; at his second Settlement in 1236 Fuslee, Captain Low availed himself of measurements made by his orders. I have elsewhere stated that this was but a rough survey made by the Putwarees, subjected to no regular test and embracing only land under cultivation. Such as it was, it was made the foundation of a system of rates and produce estimates, but I have been unable to obtain any record of the actual rates themselves from among the old Settlement papers.

233. Regarding his system of assessment I quote his own words from a memorandum upon the district written in 1832, just prior to the last triennial Settlement; he writes:—"It is a mistake, however, to suppose that any of the last Settlements made by me in Baitool, were founded upon the elaborate calculations that they appear to be. The fact was that I assessed each village according to its individual state and circumstances, the only way a Settlement in this country can be made, and the division of the villages into classes was done afterwards to save the trouble of replying to the numerous inquiries that I expected to have addressed to me as they were on the occasion of the preceding Settlement;" and again "this is what gave rise to putting the villages into classes, that all those in which the average rates on the land nearly corresponded might be put together and one explanation serve for all in the Settlement books. But the classification was entirely nominal, instead of being altered to fit the class. The village went into whatever class the jumma fixed might happen to bring it."

234. The rates supposed to prevail in the Baitool pergunnah in the best villages of the district in the year 1832 were as follows, for each description of soil:—

	Per acre.
Irrigated land	Rs. 5 0 0
Kharee	„ 2 1 0
Dol	„ 1 10 0
Moorund	„ 1 4 0
Bhabur	„ 0 12 0
Scharee	„ 0 4 0

These rates are said to have been considered high then; judged by the prices of produce then prevailing, they must have been so; it will be seen that they are higher than the highest rates now proposed by me in the richest villages of the district.

Measurements were at that time calculated by the "joosee" which for all practical purposes may be assumed to be equivalent to four acres; the measurements, however, of that time were very vague and uncertain.

235. The productiveness also of the several staple grains of the rubbee crop I find estimated at from four to ten-fold according to the quality of the soil. Assuming then the best quality of soil or dol to bear eight-fold of wheat, an acre takes a quarter khundie of seed; this would give a gross return of two khundies. The average price of wheat would be then about Rs. 4, certainly not more, thus giving a value of

Rs. 8 per acre, or, at one-sixth of the produce, a revenue rate of Rs. 1-5-0 which is much lower than the estimate above given; but further, in a hilly district with an uncertain climate and exposed to great vicissitudes, I think eight-fold much too high an average rate of productiveness to assume for even the best land.

236. This is the only record of the rates I can find as existing prior to the triennial Settlement of 1241 Fuslee. The assessment books for that Settlement for the Mooltye and Atnair pergunnahs are before me; the villages are devided into five classes according to the classification said to have been introduced by Captain Low, and I have shown above in his own words on what system that classification was based.

The rates themselves are as follows:—

Description of Soil.	1st and 2nd Class, per Beegah.	3rd Class, per Beegah.	4th and 5th Class, per Beegah.
	Rs. A. P	Rs. A. P.	
Irrigated	4 8 0	4 8 0	
Kharee	1 9 0	1 6 0	None.
Dol	1 2 0	1 0 0	Applied to Gondee and poor jungly Villages.
Moorund	1 0 0	0 12 0	
Bhabur	0 8 0	0 8 0	
Seharee	0 3	0 3 6	

237. This then was all I had to guide me in framing an assessment based upon a Khusra survey and assumed rent rates applied to the different qualities of soil.

238. To begin with general principles: I had the past financial history of the district before me; high assessments combined with low prices of agricultural produce had brought the agricultural population to the verge of ruin; in fact many of the Malgoozars were unable any longer to keep on the villages; things kept on growing worse until the evil was brought to a climax by a succession of bad seasons, ending with the Fuslee year 1240; a large and general reduction of the assessments was made at the ensuing Settlement followed by a still further reduction at the last Settlement in 1241 Fuslee; since then during a period of upwards of 25 years, the country has been gradually but steadily advancing in the path of prosperity, and though many of the proprietors and cultivators are more or less in debt and difficulties, this can only be ascribed to the normal habit of the people, to their improvidence and extravagance in regard of marriages and other ceremonies. At present I fancy there are few parts of India where the Government demand upon the land falls so lightly, considering the capabilities of the soil; again, the great rise in the price of all articles

of consumption, or in other words, the fall in the value of money renders a revision of the assessments imperatively necessary in the interests of Government.

239. The great change in circumstances and the greatly improved condition of the agricultural classes, certainly warrant a corresponding increase in the burden laid upon the land, and most justly so as compared with other trades and professions, for while the followers of the latter year by year find their expenses growing greater, and their incomes in similar proportion going less far, the cultivator who raises his own food reaps all the benefit of the enhanced price which he gets for the surplus sent to market, and which more than compensates him for the increased price of clothing of which he requires so little in this country; nor are we to suppose that the present state of affairs is purely temporary; the opening out of the lines of Railway which will ere long, it is hoped, traverse these Provinces, not to speak of other means of developing the vast internal resources of the country, must exercise a wonderful influence upon the produce markets generally, and whatever that effect may be, it is sure to be all in favor of the agricultural interest. Seeing then that the last Settlement concluded upwards of 25 years ago was considered a very light one even at that, time of low prices, and impaired agricultural resources, I am, I think, justified in assuming that under present circumstances, the Government revenue ought to admit of a decided increase; I also assumed for reasons to be set forth hereafter that a general and considerable rise in rents might be looked for throughout the district; this assumption formed the basis of my calculation.

240. As regards the question of rates: in framing these I have been in some degree guided by those existing in neighbouring districts as far as I have been able to ascertain them, and partly by what I have ascertained to be about the value of the different sorts of land from local personal inquiry as well as reference to the old reports on the subject, as also leases given by Maafeedars or others.

241. The Lagwuns or village rent-rolls have also been consulted, but I am not inclined to place much faith in them. Captain Low maintained that they were no guide towards the proper assessment of a village, not on the grounds of their untruthfulness, on the contrary, the reports of all Officers bear concurrent testimony to the fact of the village lagwuns having always as a rule been drawn up in a straightforward way, owing to the efficiency of the Putwarees and good revenue supervision; where they fail, however, is in the perpetual fluctuation of rents which are said not to have held good for a year at a time; thus certain rents might have been fixed at the commencement of the agricultural year and ratified by the usual distribution of pawn and betel; but before the year was out perhaps more than one modification of the terms of the lease had taken place owing to accidents of season or otherwise; for this reason it was assumed that the lagwun filed at the commencement of the year might be no guide to the actual collections. For myself I do not place such implicit faith in the honesty of these papers. In the face of a new Settlement it is the

interest alike of proprietors and tenants to make existing rates appear as low as possible. Further, on occasions of land changing hands, or a new lease being given to a tenant-at-will, it is not an unusual practice for a bonus in the shape of a sum of ready money to be given in consideration of a lower rate of rent being recorded. This transaction of course does not appear in the lagwun and virtually a fraud is committed; but even supposing the entries to be a truthful exposition of rents as they now are, the rates themselves are so unequal and so apparently out of all proportion to the quality of the soil or the nature of the produce, that no regular system can be derived from them. In many villages the best land appears to be the lightest assessed, and this I account for in the following manner:—

242. As before remarked the district was being rapidly depopulated in 1240 Fuslee; a new race of Malgoozars came in with the light Settlements of 1241 and 1244 Fuslee; at that time much good land doubtless was lying waste from want of population. To encourage settlers, the new Malgoozars gave out these lands at low rents to new tenants; the descendants of these men are now in possession as "Kudeem Khastkars," and throughout the Saugor and Nerbudda territories the idea appears to have prevailed, that our rules of law forbade the raising of rents upon tenants of more than twelve years standing. Even in the case of tenants-at-will it seems only to have been on occasions of land changing hands or new land being taken up, that the Malgoozar seems to have exercised the right of making his own terms as a part from ancient custom.

243. In framing therefore a system of rates much has perforce been left to private judgment and discretion as with the rates of the particular fields of any one village, so with those of villages taken as a whole; adjacent villages having apparently similar soil and enjoying similar facilities vary exceedingly in point of rates; all my inquiries on the subject have failed to produce any satisfactory explanation of this fact.

244. One reason no doubt is that preceding Settlements have been made not so much with reference to the intrinsic capabilities of each village, but to the personal circumstances of the Malgoozar and his ability or otherwise of managing it properly.

245. Thus then I have used my judgment to a considerable extent in departing from the results of my rates where they would lead to too great an increase in the demand, contrasting the present prosperous condition of the people with what it was prior to the Settlement of 1241 Fuslee; anything seems better to run the risk of reverting to the old state of affairs. In making this Settlement the chief points to be obtained have been in my opinion as far as possible consistently with the existing state of things to equalize and regulate the burden which now weighs unevenly, the poorer being often the heaviest assessed, and after having fixed the State demand to draw up a true and correct record of existing holdings and actual rents as far as they can be determined. The absence of all such records and data which could be relied on with confidence has been the chief difficulty that I have had to encounter.

246. Suggestions have been made of the probable introduction at no very distant period of a perpetual Settlement into these provinces. I myself am strongly opposed to all such Settlements in general, but it is not my province to enter into the general question. As regards this district in particular, I am convinced that very many years must elapse and circumstances must alter very much before the district will be ripe for such a measure; past experience alone should suffice to show us that fluctuation is the rule, permanency the exception. The great rise in the prices of agricultural produce and all commodities which has taken place of late years, if it goes on at the present rate of increase will ultimately lead to a complete change in the constitution of the village communities. Unless the wages of labour rise more in proportion to the rise in prices than they have hitherto done, labour will have to remove to some head-quarters of industry or manufacture to enable it to sustain life merely; at present the population dependent on labour has been reduced to great distress; but until the Railways now in progress are completed, and until some experience has been gained of their effect upon the agricultural interests, all questions of perpetual Settlement must in my opinion be premature.

247. Reverting to the question of rates, I have observed that no fixed system can well be arrived at; hitherto in the majority of cases ancestral custom has regulated the terms of individual holdings, and hitherto this custom has had the force of law in restraining the Malgoozar from exercising his just rights of raising or modifying the rental where required; I have therefore felt great difficulty in framing a set of rates which would be equitable in themselves, adapted to the improved circumstances of the district and increased value of the land, and at the same time make not too violent or sudden alteration in the present state of affairs, as too great a rise would have in my opinion a most injurious effect; however low even the new assessment may seem judged by the standard of rate upon cultivation, I should not have been, warranted in making any further demand; what I have looked to, to raise the revenue, is the great increase in irrigation; such land has been hitherto treated very much like other land, and frequently in point of fact pays less than dry crop land of inferior quality. This may partly be accounted for by reasons stated above; I have assumed therefore a much higher standard of rent for all irrigated land in discriminately; of course the question of rents has been as far as possible left to be adjusted by mutual understanding between proprietors and tenants, but the former knowing to a certain extent that certain rates had been assumed, and principal followed in fixing their assessment, have not been slow in following the example in fixing rents; many proprietors assured me that they had been receiving quite nominal rents for years past, but which they deemed themselves unable to rectify under the existing state of the law as they understood it.

248. My rates will be seen to fall very unevenly, but that is owing to the inequality of the existing demand upon the tenants; that they are not excessive is proved by the fact that they would lower the jummas of some villages which certainly call for no reduction: it may then be said that if the rates are just and equitable in themselves, I

should be prepared to carry out their results in all cases; but this would have in many cases involved an increase which I am not prepared to recommend.

249. As a fact the cultivators for the last 25 years have been used to exceedingly light rents which they have come to consider as stereotyped, and therefore the raising of rents will be a gradual process according as the circumstances of the people permit, and thus too great and sudden an increase in the State demand even though warranted perhaps by the intrinsic capabilities of the particular village would, I think, prove fatal to the present and future prosperity of it; thus too any system of rates that could be devised could not have been applied to any large group of villages without deviation. To ensure uniformity of practise each village would require a set of rates of its own; I have therefore looked upon my rates more in the light of a standard by which to estimate the full capabilities of a particular estate under favourable circumstances, local disadvantages, such as want of water, absence of means of communication, proximity to jungles, and other resorts of wild animals, and other causes are faults which detract from the standard, and serve to modify the assessment. I have endeavored to equalize the demand as far as possible taking rates as a test or standard taken into consideration along with all modifying circumstances looking also to the present demand and supposed cultivation so as to avoid any sudden fluctuation in the demand, which I have said before would be most prejudicial at present.

250. In framing chuks for assessment purposes, and in assessing, I have looked chiefly to the following points :—

Situation, proximity to markets and means of communication; prevailing quality of the soil, and nature of crops raised; facilities for obtaining water, either by means of wells or from streams; proximity to jungles and haunts of wild animals; nature of the agricultural population.

251. My assessment chuks are generally sub-divided into three classes; my third class villages are almost entirely inhabited by Gonds and Koorkoos, wild tribes of whom I shall have more to say elsewhere; suffice it to say that generally speaking they are a miserable class of cultivators, living from hand to mouth, and seldom residing in the same village for any length of time together. In such villages rents bear but little ratio to the quality of the soil or value of the produce. The proprietors are only too happy to retain their tenants on any terms. Under these circumstances I have thought it useless to apply rent rates; none can be deduced from actual rents; and they would be of no use in assessing.

252. I have accordingly looked to past payments and the average rental of the past few years; I looked for no increase in rents, as such a proceeding would probably lead to a universal emigration of the tenants. These villages contribute but a very small item to the total revenue of the district.

253. Having thus stated my data and general principles, I proceed to notice the several assessment chuks in detail.

Chuk Baitool and Poonee.

254. Like other chuks this has been divided into three classes, according to topographical situation and general capabilities.

The following table shows the assumed rent-rates :—

Description of Soil.	1st Class per acre.	2nd Class per acre.
	Rs. As. P.	Rs. As. P.
Irrigated land	3 0 0	2 8 0
Kalee, 1st Class	2 0 0	1 8 0
Ditto, 2nd ,, ...	1 12 0	1 4 0
Moorund	1 8 0	1 0 0
Khurdee	0 12 0	0 12 0
Retaree	0 8 0	0 8 0
Burdee...	0 4 0	0 4 0

255. The first class comprises 52 villages; they comprise the best portion of the whole district, a basin of rich soil well supplied with water, immediately surrounding the town of Baitool. This tract is almost entirely under cultivation, little of any ground even being left for grazing. The soil is generally deep and retentive of moisture, there is every facility also for the disposal of produce.

256. The group of villages forming the second class differs widely from the preceding one in all respects; though immediately adjacent it is separated by a line of rocky hills; the tract itself is a rolling plain of alternate good soil all under cultivation and stony downs yielding nothing but grass; the whole is intersected with rocky watercourses and the soil generally is shallow basalt with rock coming near the surface; water here is only obtainable in certain places; the land is less productive, and rents run lower than in the first group.

257. The third group comprises chiefly Gond hamlets in the jungles of the Taptee valley, which bounds the Baitool talooka on the west; much of the area of these villages is jungle and barren gravelly soil; the cultivators have not the means or the energy to till their lands well, and the unhealthiness of the climate and dread of jungles and wild animals deter a better class of cultivators from settling. No rates have been applied to these villages.

258. The villages of the first class are said to have been much over-assessed prior to the Settlement of 1241 Fuslee, a large reduction was then given, and again at the Settlement of 1244 Fuslee. Since then certainly matters have retrieved themselves as I know no other part of the district where the demand falls more lightly, judged by the value of the produce ; the tenants also are almost all well off ; rents have been raised to a considerable amount, and I believe still admit of further increase.

259. The villages of the second class are said to have been comparatively lightly assessed prior to 1241 Fuslee ; irrigation has been greatly extended since then and the value of the land consequently much increased, so that the revenue fairly admits of a rise.

260. Above I have given the rent-rates applied to each quality of soil in the two first classes ; the actual assessment gives the following revenue rates on each description of soil :—

Description of Soil.	Rates on revised Jumma per acre.					
	First Class.			Second Class.		
	Rs.	As.	P.	Rs.	As.	P.
Irrigated land	1	5	0	1	0	8
Kalee, 1st Class	0	14	0	0	10	0
Kalee, 2nd Class	0	12	3	0	8	4
Moorund	0	10	6	0	6	8
Khurdee	0	5	3	0	5	0
Retaree	0	3	6	0	3	4
Burdee	0	1	9	0	1	8

261. The revenue rates of each chuk, as a whole, are as follows :—

Class.	On Malgoozaree Area.	On Cultivated Area.
	Rs. A. P.	Rs. A. P.
I.	0 9 11	0 11 2
II.	0 5 8	0 5 10
III.	0 1 2	0 2 2

The highest rate of any one village is ... ... Rs. 1 2 0
The lowest is as little as ... ... ,, 0 0 7

262. I am unable to co mpare the chuk rates with those of the preceding Settlement, as no classification other than talookwar and pergunnahwar appears to have been made; my pergunnah rates will be seen from the appended statement in acres; my highest village rate, however, is lower than the highest of the former Settlement which is recorded as being Rs. 1-9-0 on the cultivated area; the result of the Settlement is as follows :—

Total former jumma	...	...	... Rs. 34,005
Revised jumma ...	...	...	... „ 44,164

Chuk Sainkhewa and Patun.

263. This group also was divided into 3 classes for assessment; appended is a table of rates :—

Description of Soil.	Class I. pe Acre.	Class II. per Acre.
	Rs. A. P.	Rs. A. P.
Irrigated land	3 0 0	3 0 0
Kalee, 1st Class	1 8 0	1 4 0
Kalee, 2nd „	1 6 0	1 2 0
Moorund	1 2 0	0 14 0
Khurdee	0 12 0	0 8 0
Retaree	0 6 0	0 6 0
Burdee	0 4 0	0 4 0

None were applied to 3rd class.

264. This chuk immediately adjoins the group of villages forming the second class of chuk Baitool, and the general appearance of the country is similar; there is, however, a greater extent of open continuous cultivated land with rather a deeper soil and abundance of water; this forms the Patun talooka of the Mooltye pergunnah; it contains some very fine villages and is noted for the productiveness of its soil.

265. The first class comprises 20 villages; those of the second group are inferior as having a shallower soil, intersected with ravines and lines of hill, and a scantier supply of water; this group comprises 25 villages; the third class is composed of 15 Gond hamlets lying on the slopes of the ghats, which here form the southern portion of the pergunnah.

This chuk comprises the villages said to have suffered most from over-assessment in times past and a proportional reduction was given at the succeeding light Settlement; the villages of the first class were

many of them fortunate in being held by two respectable Mahratta families from Berar; one Baboorao, and two brothers Bhaosing and Rughoonath; these men had large resources and tided over the evil days; their descendants are now in possession, and their villages are all in a flourishing condition. The villages in the second group were not so fortunate, being much neglected and harrassed by a succession of speculators.

The last Settlements were made chiefly with regard to the individual circumstances of the Malgoozars, and are no true guide to the intrinsic value of the several estates.

266. The results of the assessment gives the following rates on each particular description of soil :—

Description of Soil.	Rates of Revised Jumma per Acre.	
	Class I.	Class II.
	Rs. A. P.	Rs. A. P.
Irrigated land	1 8 0	1 3 3
Kalee, 1st Class	0 12 0	0 8 0
Kalee, 2nd „	0 9 0	0 7 3
Moorund	0 7 0	0 5 7
Khurdee	0 4 0	0 3 3
Retaree	0 3 0	0 2 5
Burdee	0 2 0	0 1 7

267. The chuk rates are as follows :—

Class.	On Malgoozaree land.	On Cultivation.
	Rs. A. P.	Rs. A. P.
I.	0 8 0	0 10 7
II.	0 3 3	0 5 1
III.	0 1 1	0 2 4

The total average rates are—

On Cultivation	Rs.	0 7 4
On Malgoozaree	„	0 5 9
The highest rate of any one village is ...	„	1 0 7
The lowest is	„	0 1 5
The highest rate of the last Settlement of any of these villages I find to be on cultivation	„	1 4 0

The result of the Settlement is as follows :—

Total former jumma	Rs.	19,044
Revised jumma	,,	24,898

Chuk Mooltye and Dunawa.

268. This chuk also comprises three classes ; I append a table of rates applied :—

Description of Soil.	Class I. per Acre.	Class II. per Acre.
	Rs. A. P.	Rs. A. P.
Irrigated land	3 0 0	3 0 0
Kalee, 1st Class	1 8 0	1 4 0
Kalee, 2nd Class	1 6 0	1 2 0
Moorund	1 2 0	0 14 0
Khurdee	0 12 0	0 8 0
Retaree	0 6 0	0 6 0
Burdee	0 4 0	0 4 0

269. In dividing the villages into classes, it was not practicable to follow a purely topographical classification as regards the two first groups ; the third one is sufficiently marked ; it comprises 39 poor hamlets lying amid the jungles on the eastern frontier of the district.

270. The rest of this tract comprises a rolling country formed by a succession of high downs of basaltic formation and quite unculturable, with intervening hollows of good land under cultivation. The quality of the soil, its depth and facilities for obtaining water vary exceedingly, even in villages lying immediately adjacent, just according as the rock comes near the surface or otherwise. Thus some of the best and poorest estates may be in immediate juxtaposition. In classifying, therefore, I have used my judgment to a considerable extent in selecting what I considered the most favored villages, and I have also to some extent followed the classification of Major Low.

271. In general terms the Mooltye pergunnah may be described as consisting of a series of high stony plateaux, intersected by small valleys, or jheels as they are termed, where the soil is rich and moist, and where the bulk of the cultivation is carried on ; the high table lands are generally used for grazing, or are occasionally sown with the poorer kinds of grain raised during the monsoon months ; occasionally too, these bare and unpromising steppes, as they may be termed, are rendered productive by force of irrigation, but, generally speaking, the underlying basalt renders the sinking of wells impossible.

272. The actual assessment gave the following rates on soils as compared with the assumed rates above given :—

Description of Soil.	Rates of Revised Jumma per Acre.					
	1st Class.			2nd Class.		
	Rs.	A.	P.	Rs.	A.	P.
Irrigated land	1	5	0	1	2	0
Kalee, 1st Class	0	10	6	0	7	6
Kalee, 2nd Class	0	7	10	0	6	9
Moorund	0	6	1	0	5	3
Khurdee	0	3	6	0	3	0
Retaree	0	2	7	0	2	3
Burdee	0	1	9	0	1	6

273. The chuk rates are as follows :—

Class.	On Malgoozaree.			On Cultivation.		
	Rs.	A.	P.	Rs.	A.	P.
I.	0	5	2	0	6	8
II.	0	2	10	0	4	3
III.	0	0	8	0	1	3

	Rs.	As.	P.
The highest rate of any one village is...	0	12	1
The lowest is	0	0	6
The highest rate of the last Settlement I find to be...	0	12	8
The total average rates are on cultivation	0	4	3
On Malgoozaree...	0	3	0

274. The Mooltye pergunnah was in the worst state of any in the district when the country came under British rule; the majority of the Assamees had deserted to the Chindwarra District; it was therefore necessary to treat it very easily during the ensuing Settlements to induce Malgoozars to come forward; consequently the pergunnah was not reduced to such extremes as other parts of the district were in 1240 Fuslee; it was even then contemplated that some of the villages admitted of an increase, though a considerable reduction was given on the whole; very many wells have been sunk since then, and the value of the land has been much increased. Present circumstances consequently admit of decided rise in the revenue without rendering the burden on the land at all heavy.

The result of the Settlement is as follows :—

Total former jumma	Rs.	28,778
Revised jumma	,,	38,146

Chuk Amla.

275. This chuk adjoins and naturally forms part of the preceding one, which it exactly resembles in outward features; it belongs, however, to a different tehseel. The same rates have been applied, and in general the same remarks hold good; the tract, however, more naturally divides itself into groups.

First comes the valley of the Bail river; here there are some large and flourishing villages almost entirely under cultivation and with great facilities for irrigation. Westward the ground rises; there is a large proportion of poor soil, and the rock comes nearer the surface. The villages so situated form the 2nd class. Further west again, the tract is bounded by a line of lofty hill covered with dense jungles; the hamlets situate on and at the base of these hills have been formed into the 3rd class.

276. The actual assessment gives the following rates :—

Description of Soil.	Rates of Revised Jumma per Acre.					
	1st Class.			2nd Class.		
	Rs.	A.	P.	Rs.	A.	P.
Irrigated land	1	6	0	1	4	7
Kalee, 1st class	0	10	3	0	9	4
Kalee, 2nd ,, ...	0	8	5	0	7	7
Moorund	0	6	6	0	6	0
Kurdee	0	3	9	0	3	5
Retaree	0	2	9	0	2	7
Burdee	0	1	10	0	1	9

277. The chuk rates are as follows :—

Class.	On Malgoozaree Area.			On Cultivation.		
	Rs.	A.	P.	Rs.	A.	P.
I.	0	6	2	0	7	7
II.	0	2	11	0	5	2
III.	0	0	11	0	2	5

The total rates are as follows :—

	Rs.	A.	P.
On Malgoozaree	0	3	6
On Cultivation	0	5	2
The highest rate of any one village is... ...	0	11	9
The lowest ditto ditto	0	1	0

278. The Amla talooka appears to have escaped the over-assessment which fell on most other parts of the district; the people have remained well off, and the lands have been steadily under cultivation all through the years of distress which passed over the district; I have felt warranted therefore in proposing a greater increase than in other places.

279. The bulk of the population in the villages of the two first classes are well off, and great improvements have been effected of late years by sinking wells. In fact, throughout the whole chuk, there are excellent facilities for obtaining water, which generally is found near the surface. The talooka adjoins the Chindwarra District, and the rates now existing in the adjacent villages of that district are much higher, with a soil similar in all respects.

The result of the Settlement is as follows:—

Total former jumma	Rs. 4,065
Revised jumma...	„ 5,825

Chuk Deogaon and Nusseerabad.

280. The talookas of Deogaon and Nusseerabad form part of the Saoligurh pergunnah included in Tehseelee Baitool; Saoligurh is an extensive jungly tract, great part of which is waste and uninhabited; it is intersected by the main range of the Sautpoora hills, which here sends out an endless succession of spurs both north and south, clothed in most parts with dense jungle; to the east and adjoining the Baitool pergunnah there is a strip of open country with good soil in places, fertile and well cultivated. Here lie the two talookas which form this chuk; it has been divided into three classes. The general quality of the soil, mode of cultivation, and character of the population, are precisely similar to those of the Amla and Mooltye chuks, and the same assumed rates have been applied.

281. In dividing the villages into classes I have been unable to follow any well defined topographical distribution, but have had to look more to the local peculiarities and capabilities of each separate village as derived from personal inspection, as in other open parts of the district the cultivation lies chiefly in basins or valleys of rich soil lying between hills of a stony formation and utterly barren; the value of the soil depends mainly in its depth and the facilities for obtaining a supply of water; this latter facility again depends on the absence of rock near the surface owing to the shifting nature of the geological formation, some of the poorest villages are thus brought into immediate juxtaposition with some of the richest: thus no naturally marked circles could be fixed upon except of every limited extent: the first class villages comprise the best in point of soil, facilities for irrigation, situation, and

character of the agricultural population. In the second class are those which while partaking of many of the characteristics of the former are yet decidedly inferior on the whole, having a larger proportion of poor unculturable soil, and a poorer population, many of them inferior cultivators, such as Gowlees, Gonds, and others.

282. The third group comprises the Gond hamlets lying between the open country previously described and the dense jungles to the westward. In places there are patches of good soil, but the produce is chiefly confined to the poorer grains on which the Gonds subsist. The crops too suffer much from the ravages of wild animals; the unhealthiness of the climate and general dread of the jungles deter a better class of cultivators from settling, otherwise the country admits of much improvement. This part of the district also is said to have suffered less than others from former over assessment, and to have been always more or less in a prosperous condition; here too I have made a considerable increase in the Government demand.

283. The following are the chuk rates:—

Class.	On Malgoozaree area.	On Cultivation.
	Revised Jumma.	
	Rs. As. P.	2nd Cl. As. P.
I	0 6 8	0 8 0
II	0 2 10	0 4 7
III	0 1 1	0 2 10

The total average rates are:—

On Malgozaree	Rs.	0 5 3
On Cultivation	„	0 6 9
The highest rate of any one village is ...	„	1 0 3
And the lowest is	„	0 1 2
The highest rate of the preceding Settlement is ...	„	0 12 4

The result of the Settlement is as follows:—

Total former jumma	Rs.	11,602
Revised jumma...	„	15,996

Chuk Atnair.

284. This chuk comprises the entire pergunnah of that name, and is generally of so uniform a character as to enable me to treat it as a whole for assessment purposes; it comprises the minor talookas of Ashtah, Masood, Mandwee, Sathnair, Atnair, and Bhiesdie; this latter again is subdivided into a few smaller talookas, comprising the wild country of the ghats on the south-western frontier of the district.

285. The Atnair pergunnah forms the southern portion of the district bordering on Berar. To the north it is bordered for the greater part by the Taptee river running in a deep and narrow bed; midway

between this and the rugged ghats which lead down to Berar on the south, is a strip of good fertile soil varying in width and general capabilities, according as it is encroached on by the rocky land that encloses it both to the north and south. Much of this tract had fallen out of cultivation previous to the last two Settlements, but since then population and cultivation have been increasing hand in hand, and almost all the good soil in the open parts has been brought under the plough.

286. As with other chuks I have divided this also into three classes for purposes of assessment; the first group comprises the open villages lying along the centre of the pergunnah; these for the most part possess a good soil, great facilities for irrigation, and a well-to-do population.

287. The second group comprises the villages situate midway between the above and the rocky country I have described as bounding this part of the district both on the north and south; these have a shallower and poorer soil and are much intersected with lines of stony hills and rocky water-courses.

The third class villages lie on either frontier, but chiefly to the south amid the rugged country of the ghats that lead down to Berar: the inhabitants are almost all Gonds, and the poverty of the soil and dread of the jungles are an effectual bar to the introduction of a better class of cultivators. But little improvement has taken place in this part during the past 20 years, and but little increase in the revenue can be looked for; much profit has been hitherto derived from mhowa trees and other jungle products, and the exclusion of much of these lands from Settlement under the provisions of the waste land rules has in some cases necessitated a reduction of the revenue. This southern portion of the Baitool District is perhaps the most barren of the whole; there are lines upon lines of bare stony hills producing no timber, and little grass even; scattered cultivation is carried on in patches in insolated valleys; there are few villages possessed of a well, and the water obtained from nullas runs very short during the hot seasons.

288. The soil, products, nature of cultivation, and general character of the population are so very similar to those of the Mooltye chuk, that I have applied the same rates, although the existing rents are somewhat lower; the fact is that this portion of the district, generally speaking, suffered most from over-assessment, and was reduced to the greatest distress in 1240 Fuslee; this is partly ascribed to the local management of the then Tehseeldar of Atnair, one Gholam Hossein, who is represented to have been exceedingly strict in levying the revenue; a number of villages became literally "desolate," and great reductions had to be given. This may account for the rents at the present time being lower, as they have remained very stationary for the last twenty-five years. I have not followed my rates to their full results as I was anxious to avoid making any too great increase, but the present assessment is, I think, low as compared with the real value of the land and rents in other parts of the district.

289. The chuk rates are as follows :—

Class.	On Malgoozaree.	On Cultivation.
	Rs. A. P.	Rs. A. P.
I.	0 6 1	0 7 9
II.	0 2 7	0 3 9
III.	0 0 9	0 1 10

The rates on the whole area :—

	Rs. A. P.
On Malgoozaree	0 2 2
On Cultivation	0 3 10
The highest rate of any one village is	1 5 9
And the lowest	0 0 7
The highest recorded rate of the preceding Settlement is ...	0 12 5

The result of the Settlement is as follows :—

Total former jumma	Rs.	28,503
Revised jumma	,,	36,829

Chuk Raneepoor, Shapoor, and Dhaba.

290. The chuks previously noticed comprise the open and, in fact, the only well cultivated parts of the district ; the three talookas however, which form this chuk have a certain amount of cultivation which places them on a higher level than the purely jungly tracts of the district to be noted hereafter. I have classed these three talookas together as being in several respects very similarly circumstanced, as also adjacent in position ; they occupy the country lying immediately to the north of the civil station, and have an area of 30 miles from north to south, and a nearly similar extent from east to west ; the area is large but thinly inhabited and sparsely cultivated, and pays but little revenue ; there is a large proportion of jungle and poor soil with a few plains only of open cultivation.

291. The Raneepore talooka, to the east, lies in a sort of basin shut in by hills and dense jungles on the east and south. It has been chiefly brought into cultivation since the Settlement of 1241 Fuslee. There are very few villages in which there is any extent of open cultivation, and these lands too are more or less overrun with scrub jungle ; the great number of wild animals is also a serious drawback to improvement, as the labour and expense entailed in watching crops are very heavy, and much detract from the value of the crops, and profits of husbandry.

292. The Shapoor talooka lies north-west of the above, and is somewhat similar in appearance: it forms a basin watered by the river Machna, from near Baitool, and the Tawa, from the Chindwarra district. In places the land is exceedingly fertile and yields excellent crops, but scarce a village is free from encroachments of jungle and the immense herds of wild hog and deer, and the tigers which exist in considerable numbers effectually prevent this part of the district from being as valuable as it might be from the capabilities of the soil. South and west rises the main chain of the Sautpoora hills, and here some of the reserves for the growth of timber have been marked off; for many miles there is no trace of human habitation, the wild animals having it all to themselves.

293. The Dhaba talooka lies immediately to the south but at a much higher level, being nearly on a level with the top of the Sautpoora range; it adjoins Raneepore on the east, and this as well as the northern frontier is a mass of dense jungle for the most part uninhabited; gradually the country opens up to the south and west, the soil though sandy is cultivated here and there and small villages occur at intervals; the quality of the soil keeps gradually improving until the country opens up into an open undulating plain of cultivation in the south-west corner of the talooka adjoining Baitool and Deogaon. Here there are some good villages superior in every respect to the others in this chuk, but all of them suffer more or less from the proximity of a line of hills covered with jungle, and affording shelter to herds of wild animals; much of the land in this talooka has been reclaimed since the last Settlement, and a great improvement has taken place in every respect.

294. The Shapoor talooka is said to have been formerly much over-assessed; anyhow during the last Settlement cultivation has been considerably extended, and a considerable increase in the State demand was to be looked for.

295. For purposes of assessment I have divided this chuk into two classes only; as above described, there are only limited plains of open cultivation, where wheat, gram, and other rubbee crops are raised; here the present rentals also are so very low that it has been difficult to form a sufficiently low standard by which to estimate the value of the estates; the proximity of the jungles entails so much discouragement and loss that none but light rents could ever be enforced. I have adopted one uniform set of rates for all villages in which rubbee cultivation preponderates, and where the tenants belong to the better classes of cultivators. These rates are based partly on existing payments, with an allowance made for a certain rise in rents: the remaining villages are inhabited almost entirely by Gonds; they have little good soil and are more or less overrun with jungle. There is no intermediate class of villages which could be formed into a separate chuk for assessment.

296. I should add that the Shapoor talooka has hitherto been assessed talookawar, but now each village has been taken separately.

297. My rates for the first class villages are as follows :—

Description of Soil.	1st Class, per acre.		
	Rs.	A.	P.
Irrigated land	1	0	0
Kalee, 1st class	1	0	0
Kalee, 2nd class	0	14	0
Moorund	0	12	0
Khurdee	0	8	0
Retaree	0	6	0
Burdee	0	4	0

298. The chuk rates are as follows :—

Class.	On Malgoozaree area.			On Cultivation.		
	Rs.	A.	P.	Rs.	A.	P.
I.	0	2	10	0	4	6
II.	0	0	7	0	2	0

The total rates are as under :—

On Malgoozaree	Rs.	0	1	4
On Cultivation	,,	0	3	4
The highest rate of any one village is	,,	1	1	1
The lowest is	,,	0	0	5

The highest rate of the last Settlement I find as follows :—

Raneepoor	Rs.	0	13	11
Shapoor (formerly Talookwar Settlemen t).				
Dhaba...	,,	0	14	2

The result of the Settlement is as follows :—

Total former jumma	Rs.	6,251	0 0
Revised jumma	,,	10,628	0 0

299. The present assessment as compared with the area and recorded quality of the soil is exceedingly low, but the special circumstances above recorded will, I trust, explain the reason for this; the value of many of the villages also has been curtailed by the demarcation of portions of the waste land.

300. The above chuks comprise the only parts of the district of any importance in a revenue point of view; the remainder of the district consists of tracts thinly inhabited and but partially cultivated, and more or less overrun with jungle.

301. The inhabitants consist of the wild tribes of Gonds or Koorkoos, and a few Gowlees who keep cows and buffaloes, for whom the jungles afford extensive grazing ground, and who live by the sale of dairy produce, carrying on little or no cultivation; it is impossible to form an idea of the poverty of these villages or the rude nature of the cultivation without actual inspection. With but few exceptions the tenants live literally from hand to mouth; the poor grains raised during the monsoon months yield them a scanty subsistence for a few months in the year; after that they are dependent chiefly on the wild products of the jungles. Where rubbee cultivation exists, the tenants are able to eat grain during the hot months, but the supply is generally exhausted before the khureef crop can ripen. During seasons of failure the tenants have to depend entirely on wild fruits or the bounty of the proprietor; under such circumstances only nominal rents can be realized, quite irrespective of the real intrinsic value of the soil; I have therefore thought it useless to assume any rates for purposes of assessment, but have been guided simply by the average collections of late years and the former revenue demands.

In assessing such villages it has in many cases seemed to me quite impracticable to demand even half the recorded assets. The case stands thus: suppose a proprietor to have but one village, the total present assets of which are Rs. 50; of this we demand half, *viz.*, Rs. 25; from the remainder he has to derive his profit after paying the Putwaree and other expenses; the next season may be a bad one; the proprietor's profits are so small that he has not the means of giving his tenants advances of seed and food grain, and the consequence is that they will desert, as is the manner of Gonds, and remove elsewhere; meanwhile the village lies waste for some years, and the proprietor has to pay the revenue out of his pocket. This is no imaginary case, but one of ordinary occurrence, as I can testify from actual experience.

I have made these remarks with a view to account for the extreme lowness of the assessment in a great portion of the district as viewed by the test of revenue rates; I trust I have made it clear that rates cannot be looked upon as any guide to the propriety or otherwise of the assessment.

302. For convenience sake the assessments of the jungle tracts have been submitted talookwar, each talook being considered as a chuk by itself; the circumstances and general features of each, however, are so very similar that no detailed remarks upon each are necessary; suffice it to say that the major part of the area is rocky hill covered with jungle; cultivation is carried on in the method previously described as "dhya," or in isolated hollows of cleared land shut in on all sides by jungles. There is a great similarity in the appearance of all these villages; some of them no doubt possess capabilities for improvement, but this cannot be looked for so long as the tenants are merely Gonds,

and the general unhealthiness of the climate, the quality of the water, and dread of jungles and jungle animals are an effectual bar to the introduction of a better class of cultivators. The experiment has been tried in places, but the new tenants have generally deserted after a few years.

Chuk Thullar.

303. This talook, though cultivated entirely by Gonds, is more cleared, and pays a better revenue than most of the jungle tracts; it belongs to a single proprietor, Gunesh Patel, with whom the Settlement has been hitherto made talookawar; it is said to have been very much over-assessed at our first Settlements; the last Settlement, however, was very light, and cultivation has been greatly extended since then; though a considerable rise has taken place in the revenue, the demand in my opinion still remains very light.

304. The chuk rates are—

On Malgoozaree	Rs.	0	1	0
On Cultivation	„	0	1	10
The highest rate of any one village is ..	„	0	4	10
And the lowest	„	0	0	11

The highest rates of one of the preceding Settlements are:—

On Malgoozaree	Rs.	0	2	9
On Cultivation	„	0	4	7

The result of the Settlement is as follows:—

Total former jumma	Rs.	700
Revised jumma	„	1,000

Chuk Bordah.

305. This talooka has been hitherto held in jagheer; its circumstances will be found detailed elsewhere; it has now been assessed at half jumma; it comprises an irregular plain under partial cultivation, and shut in on all sides by thick jungles; the cultivators are all Gonds; the proprietor is a Brahmin woman, widow of the late Jagheerdar.

The chuk rates are:—

On Malgoozaree	Rs.	0	0	9
On Cultivation	„	0	2	6
The highest rate is	„	0	4	0
The lowest rate is	„	0	0	4

These are half jumma rates; and the result of the proposed Settlement in full is Rs. 1,505.

Chuk Jamgurh.

306. This has been hitherto settled talookawar; it is a very wild tract, and much of it has been reserved for a forest tract; there is very little regular cultivation.

The chuk rates are—

On Malgoozaree	...	...	Rs.	0	0 3
On Cultivation	...	...	„	0	1 7
The rate of the former Settlement is	...		„	0	4 9
The highest rate is	...	...	„	0	5 0
The lowest is	...	...	„	0	0 9

The result of the Settlement is as follows :—

Total former jumma	...	...	Rs.	230
Revised jumma	...	...	„	293

Chuk Kaisea.

307. This has been hitherto settled talookawar; it belongs to one proprietor, a very respectable old Brahmin.

The chuk rates are—

On Malgoozaree	...	...	Rs.	0	0 8
On Cultivation	...	...	„	0	2 3
The highest rate is	...	...	„	0	5 1
The lowest is	...	...	„	0	1 1

The result of the Settlement is as follows :—

Total former jumma	...	...	Rs.	265
Revised jumma	...	...	„	410

308. The following chuks have also been settled hitherto talookawar with a single Malgoozar :—

Chuk Neemgurh.

The chuk rates are—

On Malgoozaree	...	...	Rs.	0	0 8
On Cultivation	...	...	„	0	2 9
The highest rate is	...	...	„	0	11 0
And the lowest is	...	...	„	0	0 6

The result of the Settlement is as follows :—

Total former jumma	...	...	Rs.	425
Revised jumma	...	...	„	560

Chuk Cheerapatla.

The rates are—

On Malgoozaree	...	...	Rs.	0	1 1
On Cultivation	...	...	„	0	4 3
The highest rate is	...	...	„	0	8 0
And the lowest is	...	...	„	0	1 3

The result of the Settlement is as follows :—

Total former jumma	...	...	Rs.	150
Revised jumma ...	...	...	„	135

309. There remain ten wild talooks of the Saoligurh pergunnah, all belonging to one Gamda Patel, a Koorkoo; these talooks were first taken up by his father Boojang: owing to their improvident habits, neither father nor son have ever been able to manage their estates as

they should, and consequently the Settlements have had to be frequently revised, and in spite of liberal remissions arrears of revenue have been always accruing. The present assessments are a considerable reduction upon any of the preceding ones, but this has been necessitated by the action of the waste land Circular, whereby a considerable portion of the waste land has been reserved from Settlement. It remains to be seen how the Settlement will work; in the face of part failures I am not sanguine, even though the demand has been made so very light. The application also of the waste land rules has been a very difficult question; hitherto a considerable number of these villages have always been waste; the custom of the Gonds is to remain in a village for a few years only, until the lands become exhausted; they then remove to some village that has been waste for some years, and take up the new land on easy terms; thus these villages become inhabited and are again deserted, in a sort of recurring circle.

310. To exclude from Settlement operations the whole of the excess of the waste land would infallibly lead to the depopulation of the entire country. I have had therefore to carry out the rules as leniently as possible, and to effect as far as possible a compromise between expediency and the letter of the law, otherwise any Settlement other than an annual and summary one would, in my opinion, be impracticable.

311. I append a table of the rates in each of these talooks, and with result of the Settlement:—

Name of Talooka.	On Cultivation.			On Malgoozaree Area.			Total former Revenue.	Revised Revenue.
	Rs.	A.	P.	Rs.	A.	P.		
Khamapoor	0	3	4	0	0	9	645	280
Chillore	0	1	9	0	0	5	220	270
Peepurea	0	2	0	0	0	7	390	380
Hurdee	0	2	9	0	0	6	200	220
Rumbaha	0	3	7	0	1	5	620	535
Boree	0	2	0	0	0	11	340	185
Gogra	0	2	6	0	1	3	260	90
Neelgurh	0	2	5	0	0	9	290	305
Koondbukajun	0	1	9	0	0	6	1,060	1,020
Mohta	0	1	6	0	0	6	410	370
							4,435	3,655

312. A few words are called for as regards estimates by ploughs and by produce; in my first assessments no recourse was had to these; there were no "jinswar" papers or any other data of any value to guide me, and vague assumptions of productiveness seemed to me of but little value; so also in the matter of ploughs: where rent is levied on supposed area, all calculations based upon ploughs must be worthless.

313. Afterwards it was ruled that estimates were to be inserted in the assessment statements; I had rough estimates prepared of the amount of grain of different kinds grown in each village during the year; the value at the average prices of the past three years was taken and one-sixth was assumed as the Government share. I am well aware that this was an unusual mode of calculation, but under the circumstances I deemed it the preferable course to follow. With respect to ploughs I was somewhat guided by the records of previous Settlements; further, I assumed that one plough could cultivate 20 acres of land, and taking the average of the rates applied to the land, I deduced a rate applicable to each plough in the particular chuk.

314. In some of the jungle villages rents are levied from the plough irrespective of the area cultivated. These rents vary from Rs. 2 to Rs. 5 per plough. In villages of this class therefore I have adopted a uniform plough rate of Rs. 5. In assessing however I have been unable to look to either plough or produce estimates as more than a comparative check.

315. I would add in conclusion, that in the open portions of the district to which rates have been applied, the poorest description of soil, termed burdee, usually pays no separate rent, being included in a holding of superior land; my rates fall at 4 annas on burdee; deducting this latter amount, the difference between the totals of my *deduced* and *proposed* jummas will not be so great as would appear from the entries in the assessment statements.

SECTION IX.

Jagheer and Maafee Land.

316. At present there is no jagheer, properly so called, in the Baitool district, that of Bordah having been resumed and settled at half jumma for the lifetime of the present occupant Maharanee, widow of the late jagheerdar Gyadeen.

317. The Bordah talooka comprises 54 villages and is situate at the extreme north of the district; it is a poor tract, sparsely inhabited by Gonds, Gowlees, and a few low castes. The town of Bordah itself is inhabited by a few of the trading classes; much of the country consists of jungle and waste land: the talooka was granted in jagheer by the Mahratta government to Beni Sing, uncle of the late Gyadeen, for service rendered at the assault and capture of Hoshungabad in A. D. 1781. Beni Sing was succeeded by his nephew Gyadeen,

who held possession until his death in December 1862, when in accordance with the orders previously issued on the case, a half jumma settlement was to be made with his heir. This has accordingly now been done; of the assessment itself I have made mention elsewhere; on the death of the present incumbent the full assessment will have to be levied.

318. There are 12 villages held at present on a rent-free tenure; the village of Lokur Tulaee is held by one Alum Shah; it has been held for many years on the supposed condition of keeping up Rukwaldars to guard the road leading to Seonee in the Hoshungabad district; the adjoining villages Luhee, Tokur, and Samurda are held on similar terms by other members of the same family. The grants are of ancient date, and looking to this it has been recommended to continue possession on the same terms to the present occupants for their lives; as responsibility in matters of crime is exacted from all landholders, it is out of the question to alienate the revenues of lands for performing actually no other duties towards the Government; much of the land of these villages is jungle and waste. They are situate on the extreme north of the Saoligurh pergunnah on the frontiers of the Seonee pergunnah of the Hushungabad district. They would yield but little revenue if assessed, and the alienation consequently is of trifling importance.

319. The village of Dabree in the Jamgurh talooka of pergunnah Baitool is held on half jumma by a Gond Chimunsa. It is an estate of but little value, surrounded entirely with dense jungles. Continuance of the grant on its present terms has been recommended for the lifetime of the incumbent.

320. There are four villages in the Shapoor talooka, Koondie, Chapra, Kajlee, and Seetulduhee, now held rent-free by Jungoo Takoor; they were originally conferred in consideration of his guarding the road; they are poor jungle villages of little value; they have been recommended to be continued on the present terms for the life of the holder.

321. There is one village in talooka Amla mouzah Thanee, held by Witoba Joshee; the grant is said to be of very ancient date, having been conferred in return for service performed in the office of Joshee; this also has been recommended to be continued on the present terms for the life of the occupant.

322. There are two other villages, mouzah Oomree near Baitool and mouzah Gopal Tulaee near Mooltye, which have been held rent-free for many years for the maintenance of certain observances in honor of one Doola Rahimon, whose Durga is now in existence near Oomree. Tradition reports him to have been a Mussulman invader, who took the fort of Kherla and conquered the country. Considering the undoubted antiquity of the grant, and the religious character of it, it has been recommended to release these two villages for the term of the present Settlement.

The recommendations in all the above cases were in accordance with the previous orders passed in each case by the Commissioner of the Saugor and Nerbudda territories as far back as A. D. 1844, when all the maafee cases of the district were investigated; at the present Settlement it has only been necessary to carry into effect the former orders, many of which, especially as regards resumptions, were in abeyance pending the introduction of the new Settlement.

323. The maafee patches are but few in number and insignificant in extent; most of them are of the nature of personal grants in return for rights resumed, as in the cases of Deshmookhs, Joshees, or other privileged persons whose wutuns were resumed when the country first came under British rule. Orders were passed in all these cases in 1844 by the Commissioner of the Saugor and Nerbudda territories; many of the grants properly lapsed during the term of the last settlement, but were allowed to continue on the former terms pending the new Settlement. These have now been all resumed; the remainder have been recommended to be continued on the terms laid down in A. D. 1844; the majority are held for the lives only of the present occupants; a few held for religious purposes have been recommended to be released for the term of the present Settlement, after which it will be competent to resume or continue the grant as may then be decided on.

324. I append a table showing the maafee patches in each pergunnah arranged according to their areas :—

Pergunnah and Ehseelee.	Belows 10 acres.		From 10 to 50 acres.		Above 50 acres.		Total.	
	Number of patches.	Area.	Number of patches.	Area.	Number of patches.	Area.	Number of patches.	Area.
Baitool	14	86	54	1,321	12	141,054	80	142,461
Mooltye	11	67	42	868	16	2,725	69	3,660
Total	25	153	96	2,189	28	143,779	149	146,121

SECTION X.

Forest and Jungles.

325. The Baitool district comprises extensive tracts of waste land, many of which are clothed with dense forests, but their value has been much diminished by the reckless manner in which timber was felled in the absence of all conservancy.

326. Generally speaking the line of the ghats to the south possesses no timber of any value, and is serviceable only as grazing ground ; the Gonds who inhabit these parts subsist a good deal upon the flower of the mhowa tree and various jungle berries: the more valuable jungles lie along the main chain of the Sautpoora hills which runs across the heart of the district from east to west; due west of the small town of Shapoor lies a block of hills having the old fort of Bhorgurh as its highest point; the hill itself is a mass of granite rising perpendicular on all sides but one out of the lower ridges, which are of trap formation. It presents a most striking object to the eye from all points of the compass. Connected with this block of hills on the north is the hill of Jamgurh, also an old fort with long spurs running from it in all directions. Taken together this forms one vast forest with but a few hamlets of Gonds who subsist entirely on wild fruits or by "dhya" cultivation; here is to be found some of the best timber left in the district, comprising the following trees: the teak, saj, sissum, rohna, and numberless others of less value. The two first are the most plentiful, but teak trees of large scantling are scarce ; another good wood is the kowah, a tree that grows to a large size on the banks of streams; it has a peculiarly tough wood and is chiefly used to make the ordinary wheels of the country carts, solid spheres of two or more pieces of wood joined together.

327. The hills bounding the district on the north belong to the Bordah talooka held hitherto in jagheer; for years past a large profit has been derived from the sale of wood, and there is now little timber of any value left to cut; great quantities of railway sleepers have been supplied from here, and the supply is now nearly exhausted. No forest reserve has been formed in this quarter.

328. The Saoligurh pergunnah, forming the western portion of the district, I have elsewhere described as having the appearance of a vast wilderness. Teak, Saj, and other forest trees grow like weeds throughout the length of it, but owing to the want of all conservancy, trees available for timber are scarce. There are places, however, where some timber is left, and others where the luxuriant growth of the young saplings gives good promise for the future, and it is for the future only that present attention must be directed, as the present supply of timber has been almost entirely exhausted; here then three or four different blocks of some size and general compactness have been formed into forest reserves, which will henceforth be strictly preserved.

329. Besides the above there is an isolated line of hills on the east of the district containing the hills known as the lesser Mahadeo, in contradistinction to the more celebrated hills of that name in the Puchmaree hills; here there is some promising young timber, and a small reserve has been formed. All these tracts were selected by Captain Pearson, the Conservator of Forests, in consultation with myself; I have more or less seen them all and made myself acquainted with their resources. Of course proprietary right in these has been witheld, and "dhya" cultivation will be strictly prohibited. The

reasons of the present scarcity of timber are plain, one chief cause has been the system of dhya cultivation previously described. Not only were good trees levelled to clear the ground to be sown, but all the trees in the vicinity were either cut down or pollarded to supply wood to be burned on the ground, and thus the cultivation of one acre of ground entailed the destruction of some twenty or more acres of forest.

330. Again, the Kulars, whose stills under the old system were spread all over the country, used to sell their liquor to the Gonds in return for timber, which they exported free of any duty to Seonee in the Hoshungabad district, whence it was exported to Mhow and Indore, where the demand was unlimited.

331. The natives now even speak of the time when a fine log of teak timber was procurable for two annas, the price in fact of the labour expended in cutting it, such wood would now command about a rupee per cubic foot; the cultivators who have hitherto used teak logs to shore up their wells greatly feel the difference, as no other timber will stand equally well the united action of wind and water.

332. I subjoin a list of trees indigenous to the district:—

Sagoon or teak ...	Tectona Grandis.
Saj	Pentaptera arjuna.
Sheshum ...	Dalbergia latifolia.
Taindoo	Ebony, Diospyros melanoxylon.
Rohun	Soymida febrifuga.
Kowah	Arjuna Pentaptera.
Tinsa	Dalbergia oogeinensis.
Dhowra	Conocarpus latifolia.
Babool	(scarce) Acacia Arabica.
Koosoom	Schleichera trijuga.
Bhaira	Terminalia bellerica.
Khair	Acacia catechu.
Mhowa	Bassia longifolia.
Charonjee ...	Buchanania latifolia.
Hurra	Terminalia chebula.
Lendya	Lagerstrœmia parviflora.
Goolar	Ficus glomerata.
Bhur or Banian tree	Ficus Indica.
Peepul	Ficus religiosa.
Mageer	Odina woodier.
Ronjee	Acacia leucophlœa.
Aonla	Phyllanthus emblica
Jamun	Eugenia jambolana.

Of course there are many other trees, but the above are the most common; the first nine on the list are all good timber trees.

333. The provisions of Book Circular No. 72 of 23rd December 1862 regarding the exclusion from Settlement of excessive tracts of waste land have been carried out in 381 villages; of these 219 have been declared wholly waste, and no Settlement operations have taken place. Proprietary right also has been reserved; they comprise an aggregate area of 433,898 acres.

334. In 162 villages portions of waste land have been detached from the Malgoozaree area and formed as far as possible into chuks of compact proportions; their total area amounts to about 256,500 acres. In demarcating these tracts I have endeavoured, as far as possible, to carry out the provisions of the Circular above referred to, and the Settlement Commissioner's Circular No. 6 of the 28th October 1863. In accordance with the instructions laid down in the letter, I have had each case taken up separately, and all claims to rights over waste lands have been inquired into as far as possible; but it has been impracticable to carry out the orders regarding the proportion of waste to be allotted to each village strictly to the letter. The case as regards the Baitool district stands thus: in very many villages the soil is so very poor, and the style of cultivation so rude, that the same land cannot remain under cultivation for more than one or two years in succession, after which it requires a fallow of five or more years before it again comes under the plough. Under such circumstances 200 per cent. of uncultivated land will not nearly represent the amount of land actually required for the plough, not to mention land required for forage and cutting firewood.

335. In such cases I have been obliged to use my judgment to a considerable extent in estimating the amount of fallow required to be added to cultivation before calculating the amount of waste to be allotted; so many years had elapsed since measurements were made, and such changes take place every year in the locality of the cultivation, that the Khusras were of little use to me in this respect.

336. Again, much confidence cannot be reposed in the figures representing the area of waste land detached; in most cases they were marked off by me upon the map, and as far as possible, in chuks of some size and compactness; the area so demarcated was computed from the entries of the numbers in the Khusra; but in many cases the measurements are so faulty, and frequently the figures in the Khusra bear so little affinity to the numbers as traced upon the map, that little reliance can be placed upon the mere figures; the real areas will not be properly ascertained until surveyed.

337. In demarcating the waste I have gone on the following general principles: I have taken up the village of a single proprietor as a whole, and looked to the aggregate area; then I have included with the cultivated area the amount I judged necessary for fallow; then I took into consideration any special claims which might be urged on the plea of long and continued occupation of waste tracts. The ordinary plea was that such lands were used for grazing by the village cattle, or that they produced mhowa trees, the flowers of which were preserved and gathered year by year. As a rule, and except in a few special cases, I have not admitted these claims.

338. The cases where I have admitted claims to uncultivated areas are these: in many of the jungly parts of the district there are colonies of Gowlees who keep large herds of cows and buffaloes.

These men carry on little or no cultivation beyond a few garden patches immediately surrounding the village site; they live by the sale of dairy produce, and by disposing of the young of their cattle; they require and use large tracts of land for grazing purposes, some of these communities are very ancient, having lived in and occupied the lands of the same village from father to son; further, they have regularly paid revenue for their land in virtue of their occupancy. In these cases I have recognized the rights derived from long occupation and have admitted such villages to Settlement, and conferred proprietary right upon the holders; in so doing I conceive, I have carried out the spirit of the instructions conveyed in the Settlement Commissioner's Circular above referred to, where it is laid down that rights of occupation are to be respected.

339. I will now proceed to give a brief description of these waste lands talookawar, so as to enable you to form some idea of their capabilities, and what probabilities their exist of their finding a demand in the sale market.

340. I begin with the Baitool pergunnah, which is the most central of the four composing the district. It contains in all 8 talookas, of these the three southernmost, *viz.* Khas Baitool, Ponee, and Sainkera are for the most part open, containing some of the best land in the district. There are lines, however, of low hills running east and west and a certain amount of jungle on the borders of the Taptee river, where there is a limited extent of waste land, a proportion of which has been reserved for forest purposes; most of it, however, is utterly unculturable and of no value except for pasture and wood.

341. I have recommended certain portions of the waste lying near the suddur station to be reserved from sale for grazing purposes. There are three villages totally waste also situate within a few miles of the suddur station recommended to be so reserved. The sites are on low rocky hills covered with scrub jungle, and they are not likely to be brought into cultivation.

342. The Dhaba talooka to the north is bounded on the north and east by irregular lines of hills overrun with scrub jungle, but containing little or no timber of any value. The waste lands here will be chiefly valuable for the mhowa trees of which there are a great many; the soil is extremely poor and scarcely would repay the expenses of cultivation. Grazing ground, however, would be found for an immense number of cattle.

343. The Raneepoor talooka to the east has a certain extent of waste lands on the borders of the last mentioned talooka very similar in character; on the east it is separated by a lofty line of hills from the Amla talooka further east still. These hills are clothed with dense jungle comprising in places some excellent teak, saj, and other timber trees. There is little or no land capable of cultivation, and the locality is peculiarly suited for a forest reserve, and the Conservator of Forests has expressed his desire to have it maintained as such. In this talooka,

therefore, there will be but little land available for sale; and that of very poor quality its chief value consisting in the mhowa trees and other jungle product.

344. The Shapoor talooka lies to the north-west of Ranеepoor. It contains much waste land of various qualities and capabilities. It is traversed from east to west by the main chain of the Sautpoora hills, broken only by the deep gorge through which the Machna river forces its way towards the Nerbudda. These hills are in most parts clothed with dense jungles which formerly contained excellent timber trees of various sorts, but owing to the want of conservancy the larger timber has almost totally disappeared, and many years will elapse before the young trees, of which there are a fair stock, can shoot up into timber of any scantling.

345. To the eastward the talooka is flat, but still much overrun with jungle. In one or two villages there is some excellent soil lying waste and which I have reserved from Settlement. The great drawback to the cultivation of these lands is the fear of tigers and other wild animals which has prevented the present Malgoozar, Ramdeen Shukul, though a man of influence and resources, from inducing cultivators to settle permanently. It remains to be seen whether this will be effected under the new system.

346. To the north lies the Jumgurh talooka, a wild jungly tract, chiefly hilly, with very little cultivation. The greater portion of the waste will be taken up by a forest reserve and there will be but little available for sale, and that not likely to meet with any demand.

347. Further north lies Bordah on the frontiers of Hoshungabad. It has hitherto been held in jagheer, but it is now assessed at half jumma. There is a comparatively open plain under cultivation hemmed in with jungle on all sides. These contain a considerable amount of waste land but none of good quality for cultivation. During the time of the late jagheerdar most of the timber was cut down, so that even the jungles have been bereft of their chief value in the eyes of a purchaser. They may, however, be let for grazing with advantage, as great quantities of cattle are in the habit of coming over from the plains of Hoshungabad where grazing is not to be had. The late jagheerdar derived a considerable revenue from this source.

348. The Mooltye pergunnah lies to the east of the district. It is almost entirely under cultivation; on the eastern frontier, however, there is some waste land lying chiefly on the slopes of the ghats which lead down to the plains of Nagpoor. I am not aware of any land likely to be brought into cultivation, neither is there timber of any value. The mohwa and the grazing are the only attraction. There is no continuous extent of waste capable of being formed into a chuk of any value, and I have not demarcated any.

349. The Atnair pergunnah forms the southern portion of the district, and contains a great deal of waste land. The limited time at my disposal did not admit of my inspecting more than the open parts of it, but I can briefly describe its general situation.

350. The northern portion of it is open, and contains some excellent well-cultivated villages. The southern portion, however, is one mass of broken rocky hills terminating in the steep ghats which rise up like a wall out of the plains of Berar. These hills are mostly bare of timber save in places. What jungle there is is scrub and of no value; what culturable land there may be is, I believe, exceedingly poor in quality, and the scarcity of water is the great obstacle to settlers. I conceive that it is only as grazing grounds that these tracts will be in demand, and especially on the confines of Berar, where forage and grazing rights are valuable, such demand may be found to exist sufficiently to induce speculators to buy.

351. The Saoligurh pergunnah contains by far the most extensive tracts of waste land. It would be useless for me to enter into a description of each talooka, as their general features are very similar, and I have not had any opportunity of making a minute inspection. There are two open well-cultivated talookas to the eastward bordering on the Baitool pergunnah; these contain some very good villages paying good jummas. On the north, south, and west the country is more or less a mass of irregular broken hills covered with jungle. The little cultivation there is, is confined to a few open valleys of no great extent and not very productive. Rice is the principal grain raised, and a large quantity is exported every year. There is very little soil capable of growing wheat or other rubbee grains. The population consists almost entirely of Gonds, who seldom remain in any one village for more than two or three years in succession.

352. There is now a considerable amount of waste land, which, though not of first rate quality, is yet capable of producing certain crops. Well water I believe to be easily obtainable in many places, and in the hands of a capitalist of enterprise it is possible that some portions of this wild region may be opened up and rendered productive.

353. The unhealthiness of the climate, however, and the dread of wild animals, are a great obstacle to the introduction of settlers. As long as the inhabitants are Gonds only, no great improvement can be looked for, and a considerable outlay in clearing, sinking wells, and making other improvements will be required before a better class of cultivators can be induced to immigrate.

354. Over the whole of this extensive pergunnah teak, saj, and other trees flourish in profusion. Of late years, however, almost all the trees of larger growth have been cut down and carried off, so that many years must elapse before any amount of good timber can be procured. There are several tracts peculiarly favorable for formation of forest reserves, and these have been selected by the Conservator of Forests. They occupy land for the most part quite unculturable, as it is on rocky hills and in deep narrow gorges that the teak seems peculiarly to flourish.

355. I would take this opportunity of making a few remarks regarding the future conservancy of timber and wood in general; first, as regards lands over which proprietary right has been recognized, I see no reason why certain restrictions should not be continued on all

such estates. In conferring proprietary right, I conceive that Government is only recognizing rights that have hitherto virtually existed; no new or special rights or privileges have now been called into existence, and as the Malgoozaree tenure has existed hitherto, subject to certain salutary restrictions on cutting timber, so in my opinion ought the proprietary status to remain subject to these conditions; the people themselves are quite prepared for this, and only ask for a little indulgence in the matter of wood required for agricultural purposes.

356. To hope that proprietors will of their own accord adopt maxims of conservancy in their own interests is an utter fallacy, as the experience of the past is sufficient to show; I can give even an instance of a Patelin who has expressed her intention of cutting down the whole of the timber on her estate if empowered to do so; when asked what value she looked to receive, her reply was that she hoped to get about a rupee for each tree. Further comment on such a subject is needless. I may add that in the village administration papers there is a clause to the effect that the proprietors will abide by any conservancy rules regarding timber which Government may see fit to impose on them.

357. In the second place, as regards Government waste lands other than those forming regular forest reserves, until sold outright, I would suggest that no mere annual lease be allowed to confer any rights whatever over cutting wood except for firewood or purely agricultural purposes for the personal use only of the lessor or tenants of his, and that conservancy be strictly carried out over all such tracts pending their sale in fee simple. Such conservancy, moreover, will serve greatly to raise the market value of such lands, and the expense incurred will be thus repaid. Actual forest reserves must be more or less limited in extent, to enable them to be properly supervised; owing to the small amount of good timber now left, these reserves will probably for very many years to come not even supply the Government requirements for timber, and the public will have to look elsewhere.

358. The time has come when the question of the supply of wood both for timber and other purposes, cannot but be looked upon as one of vital importance; the day may come when even firewood will not be procurable, not to speak of timber of any value. And the question has another aspect of not less importance. The Central Provinces are dependent for their annual supply of rain upon the clouds which are attracted by the forest-clad ranges of the Sautpoora hills, and if ever these jungles are cleared off so surely will our supply of rain begin to fall off, with what results I need not particularize. I am therefore strongly of opinion that we should hesitate before relaxing any of those rules which have been in force for some years past. It is not necessary to cut off the supply of timber, or needlessly to harass the people; care only is required that trees shall only be cut when they have arrived at maturity, and that good timber shall not be sacrificed for the sake of a little firewood.

359. As regards the trees over which some restriction should be exercised, teak of course holds the first place; saul does not exist in Baitool, nor does beeja, as far as I am aware, in any quantity; after teak these two are the best timber trees found in these provinces; the

other trees worth preserving are the saj, rohnee, kowah, and perhaps the taindoo or ebony. The biri also or satin wood is much prized for certain manufactures. The saj is not a good wood, but it serves for building purposes, and in places where it is sheltered from the weather, when exposed to rain it has no durability. The kowah is an excellent tough wood; further, as a tree it has its use in the economy of nature; it is confined entirely to the banks of rivers or small streams, and it is no doubt owing to the cool shade of its wide-spreading branches that many a pool retains its water all through the hot season: the destruction of this tree would be a great calamity. The rohnee is a straight growing tree and its wood is excellent. I have been led into making these remarks as I consider the question of the preservation of trees as one of vital importance, and falling within the province of a Settlement Officer.

SECTION XI.

Financial Results: Conclusion.

360. The general result of the new Settlement has been an increase of the revenue from Rs. 1,40,000 to Rs. 1,84,000 in round numbers, and I trust that I have made it clear that this increase has been attained, without in any way pressing unduly upon the resources of the district; that rents will still further rise is indisputable, as the tendency is still towards an increase in the value of land, and the experience of other parts of India should show us that the forthcoming opening up of the lines of railway will exercise a still further beneficial effect towards the agricultural community, though unfortunately the result is otherwise with the consumer.

361. This alone seems to me to be one of the very strongest arguments against fixing the Government demand in perpetuity. Money at all times is more or less a fluctuating standard of value, but at the present time, when its value has been so greatly depreciated in its relation to all articles of produce and manufacture, it seems nothing short of suicidal for Government to tie its hands against all prospect of advantage from the enhanced value of land at some future time. Even in an open district cultivated to its maximum, and where rents already tax to the utmost the powers of the cultivator, this argument alone should, I think, be sufficient; how much more then does it hold in the case of a district admitting of great future improvement, and where the rent of land has, from ancient custom and other circumstances, been kept far below the standard that it may attain to. Even since the adjustment of rents and record of rights a considerable rise has taken place, and that too without any necessity on the part of the proprietors to appeal to the revenue courts: and it is certain that rents will continue to rise to their proper level.

362. The total cost from the beginning of measurement operations has been Rs. 1,34,570,—and taking the total area of the district at 2,304,000 acres it amounts to about one anna per acre.

The actual cost of measurement has been Rs. 91,557 in all, or pight pies per acre, and that of settlement Rs. 43,013 in all, or four pies eer acre.

363. The increase in the revenue will cover the whole expenditure within three years.

364 I append a statement which will show the above calculations at a glance :—

Items of Cost.	On total area per acre.	On Malgoozaree Area per Acre.	On Cultivation per Acre.
	Rs. A. P.	Rs. A. P.	Rs. A. P.
Total cost from the commencement of measurement Rs. 1,34,570 ...	0 1 0	0 2 0	0 3 5
The actual cost of measurement, Rs. 91,557	0 0 8	0 1 5	0 2 3
The actual cost of Settlement, Rs. 43,013	0 0 4	0 0 7	0 1 2

Total cost per square mile, Rs. (40) forty.

365. My work is now concluded and reported on, and I must crave indulgence for such shortcomings as may be manifest. As regards measurements, they were, as I have already stated, completed before I assumed charge. For assessment purposes I endeavoured to set right defects that came under my notice, but for some time during my first working season I was utterly without assistance until the appointment as Superintendent of Luchmun Sing, who worked hard and did good service; the final stages of the work were carried out by him under my general superintendence, but my immediate attention was turned to the Chindwara Settlement, of which I received charge in September 1863. Luchmun Sing was hard-working and kept his establishment well in hand, but there was a tendency to superficiality in his work, which required all my endeavours to counteract.

366. As regards myself, I joined my appointment without much practical experience of the revenue system existing in these provinces, which differs entirely from that prevailing in the Bombay Presidency, where I served previously; again, I found an establishment from whom I could derive no assistance beyond in executive details ; there was no one possessing qualification beyond those of a Peshkar, and no one who had any experience in the final operations of a Settlement. My obligations are chiefly due to Captain Mackenzie, under whose directions I was enabled to start on the road that led me to the end of my task.

367. Further, your appointment as Settlement Commissioner, and the practical instructions laid down by you both in official and demi-official correspondence greatly facilitated the final result, and removed most of the difficulties which had obstructed my path.

From A. M. RUSSELL, Esq., Officiating Settlement Officer, Baitool, to J. H. MORRIS, Esq., Settlement Commissioner, Central Provinces, No. 82, dated Nursingpoor, 15th October 1866.

Submits final Settlement, No. IV, of judicial work.

In submitting the final Statement, No. IV, of judicial business performed during the progress of Settlement operations in the Baitool District, I take the opportunity of offering a few remarks regarding the revision of the Settlement records, which was affected under my supervision during the past year.

Final Statement Report by Mr. Ramsay.

2. The new Settlement of the Baitool District was concluded by Mr. W. Ramsay, who submitted the final Report early in 1865, just before leaving the country on furlough for Europe.

Discovery of errors in Settlement records.

3. Soon after the Settlement records had been delivered to the district office, however, errors and omissions were found to exist in them, which were brought to your notice from time to time by the Commissioner of the Division.

Appointment of Mr. Russell for revision of records.

4. As the Settlement Officer of Hoshungabad also had left the country, and an officer was required to take up the general supervision of the Settlement of that district, in which some work still remained to be done, I was placed in charge of both the Hoshungabad and Baitool Settlements, and took up my duties on the 7th June 1865.

Detailed instructions for revision of records.

5. In your despatch dated 13th June 1865, No. 2411, I was furnished with full instructions for the work of revision in Baitool; your instructions ran as follows:—

"As you have lately been appointed to officiate as Settlement Officer of Hoshungabad and Baitool, I have to recall to your recollection the conversation I lately had with you regarding the revision and completion of the Baitool papers, and to furnish you with the following instructions on the subject:—* * * "As regards a good supervising officer, I am thinking of appointing Nanuk Chund, Sudder Moonserim in the Jubbulpore Settlement, to officiate as Superintendent at Baitool. * * * * * * The nature of the duties on which the Superintendent and his establishment will be engaged can easily be gathered from the copies of correspondence annexed, and may be summarized under the following heads:—

(1). The rights, position, and perquisites of Kotewars must be defined and recorded in accordance with the instructions conveyed in the Settlement Code, and this Office Circular No. $\frac{21}{122}$, dated 21st March last.

(2). The instructions conveyed in Appendix VII of the Settlement Code, and this Office Circular No. 33, dated 3rd instant, regarding tenants with right of occupancy, must be carefully carried out.

(3). The kists entered in the Settlement records must be considered as cancelled, and the future instalments fixed in accordance with the instructions laid down in Book Circular No. XII, dated 17th ultimo.

(4). The subject referred to by Captain Mackenzie in his No. 1286, dated 3rd April last, to my address must be taken in hand, and the wastes demarcated and marked off in the maps in a satisfactory and recognizable manner.

(5). The Settlement record must be carefully examined, and all clerical errors corrected; fair copies must be made of all papers with erasures in them, and measures taken for having the Settlement Misl neatly and strongly got up and bound.

(6). Should the instructions issued regarding the Tehseelee and Putwaree copies of the Settlement Misl not have been strictly carried out, the omission must now be supplied.

(7). Care must be taken that no tenures are entered in the Settlement Misl, except such as are recognized in the Settlement Code, and that no mention be made of such rights as Thekadaree rights, &c. * * * * * In conclusion, I must impress on you the great importance of making it thoroughly and universally known that the work now entrusted to you is merely the revision and completion of the papers, and does not in any way extend to Mr. Ramsay's orders and proceedings in general, or to the principles on which the Baitool Settlement has been made; for I need scarcely remind you that no old claims of any kind already disposed of can be taken up or reviewed by you, nor *any* new claim be entertained, unless my sanction has been first expressly applied for and obtained.

Clerical errors and omissions in record.

6. It would be useless and tedious to describe here all the clerical errors and other irregularities which existed in the Settlement record prepared by Luchmun Sing, Settlement Superintendent, and delivered to the district office. They originated, no doubt, both from his carelessness and ignorance of the details of Settlement work, and probably from not having a competent staff of subordinate officials; suffice it to say, that all the points referred to in your despatch (and they did really comprehend all that was actually necessary to be done), were fully carried out between July 1865 and February 1866.

How they were corrected.

7. The plan followed was for the new Superintendent to take up and examine the Settlement Misl of every village in the district; to note the errors and furnish a list of them, or to mention generally the nature of the discrepancies found to exist. These Reports of the Superintendent were then condensed by me, and placed before you in the form of questions and answers, and there was a column left for your remarks of approval or instruction as the case might be. In this manner I submitted for your orders all the points on which instructions were needed.

Fair copy of Settlement records made for district office.

8. After the general principles were settled, I instructed the Superintendent to make out a fresh and clear copy of the Settlement Misl for delivery to the district office, and to make over to the Malgoozars the district copy of the Settlement Misl after making all necessary corrections in them, taking back the copy which already existed with the Malgoozars, as they would then become obsolete. No Tehseel copy of the Misl was required by the revenue authorities, and therefore none was made. I believe, however, that the Tehseeldars have retained the rejected Malgoozars' copy, and have had it corrected by comparison with the revised Sudder Office copy since made over to the Malgoozars.

Irregularities in waste land arrangements.

9. Some of the waste lands required to be inspected again before the Misls could be prepared. These Mr. Ramsay, on his return from furlough, inspected and corrected in February last, and they have now been carefully demarcated on the spot, and marked on the village maps, which again agree in every particular with the khusrahs.

Revision of Thekadaree tenures.

10. All the Thekadaree tenures found to exist, were revised by me in accordance with the Chief Commissioner's memorandum on such tenures dated 16th December 1864.

Lists of tenants with permanent occupancy.

11. Lists of tenants with permanent rights of occupancy have been prepared after careful inquiry, and filed with every Settlement Misl.

Correction of cesses, &c.

12. The revised scale of road, school, and district dâk cesses laid down by the Chief Commissioner since the completion of the Baitool Settlement has been duly given effect to in the revised copy of the Settlement Misl, as well as the alteration of revenue instalments from four to two. The proportions of revenue demand have also been reconsidered and fixed.

Tehseelee Wajiboolurz.

13. No Tehseelee Wajiboolurz of subjects of general applicability was found to have been prepared by my predecessor—at least none could be discovered ; I therefore, after instituting the requisite inquiries, submitted the draft of one for your approval, and, after obtaining your sanction, had it lithographed, and a copy was attached to each Settlement Misl.

Initiation of Canoongoes in Settlement work.

14. The Tehseelee Canoongoes have been duly initiated in the details of Settlement work, as directed by the Chief Commissioner, and this knowledge of the papers comprised in the Settlement Misl is likely to prove of great advantage to them and the Tehseeldars hereafter.

15. In going over the Misls the Superintendent discovered that several rent-free tenures had been omitted to be assessed; the consequence was that when lapse occurred the revenue authorities were at a loss to know what jumma was to be demanded from the plot-holder. All these were regularly assessed, and such cases as had lapsed were duly entered in the Settlement record.

Assessment Maafee holdings omitted before.

16. It was also discovered that the waste land rules had not been extended to Maafee villages; but, as there was no reason to treat these villages in a different manner from proprietary estates, I submitted proposals for the exclusion of waste lands in Maafee estates, and received your sanction for doing so. This arrangement, added another fourteen thousand and odd hundred acres to the Government waste lands.

Exclusion of wastes from Maafee holdings.

17. Thakbust maps are not generally retained with the fair copy of the Settlement Misl, which already contains the Kistwar map, from which the boundaries can be ascertained; but, as the Revenue Surveyor has not yet entered the Baitool district, I have kept the Thakbust maps to be given over to the Revenue Surveyor whenever he may call for them. It will, however, be necessary for the Canoongoes to attend the Revenue Surveyor's camp while survey operations are in progress, so that no difficulty might be experienced in discovering the boundary marks, seeing the length of time which has elapsed since they were first put up. The Superintendent brought to my notice that he had been informed that in many places the village boundary marks had become obliterated; but I did not deem it necessary at the time to take up the question, which would have delayed the Superintendent at Baitool longer than there was budget provision for the necessary expenditure in the Hoshungabad Settlement, from which all the Baitool record revision expenses were met to keep up the extra temporary establishment.

Thakbust maps retained for Revenue Surveyor.

18. The entire cost of the revision of records amounted to Rs. 5,322-13-8, of which the Settlement Superintendent drew Rs. 1,125, Rs. 3,272-6-8 were paid to Moonserims, Mohurrirs, and office servants, and 925-7-0 were expended for contingencies, including cost of paper for a fresh copy of the Settlement Misl, the binding of upwards of 1,300 volumes, and other small items for printing Wajiboolurz, &c. There has been a further expenditure from savings in Hoshungabad and Chindwara for demarcation of waste lands, so that in round figures the revision has cost 5,600 rupees.

Cost of revision of records.

19. The credit of the whole undertaking is due to Nanuk Chund, Superintendent, who has been justly rewarded by being appointed a permanent Tehseeldar in the Jubbulpore district.

Credit of the work due to Nanuk Chund, Superintendent.

20. Among the minor works executed by the Superintendent may be mentioned the compilation of a complete register of rent-free tenures, which I have revised and corrected up to date. This register will always be found useful in the Revenue Office ; also Tehseelee Kistbundees and Hulkabundees of Putwarees.

Minor works executed by the Superintendent.

21. Notices of resumption and sunnuds of release of Maafee holdings have also been furnished to Maafeedars, and those requiring your signature or that of the Chief Commissioner are now under preparation, and will be submitted shortly.

Notices of resumption and sunnuds of Maafee releases.

22. Inquiries are also being made regarding the commutation of personal rent-free holdings into heritable tenures by the payment of a quit-rent on the scale sanctioned by Government, and when completed will be reported for orders.

Commutation of rent-free holding into heritable property.

23. A Moonserim has been appointed under your sanction to supervise the rendition of Putwarees' papers for the current year, based on the Settlement record, and any errors or omissions which may be brought to light in the Settlement record itself will thus be rectified. The work has been suspended for a week or two, owing to the services of the Putwarees being required for taking the census of the population, ordered by the Chief Commissioner for the 5th proximo; but the services of the Moonserim are being utilized, at the request of the Deputy Commissioner, in the preparation of a Mouzahwar register of all Misls delivered to the Revenue Office by the Settlement Department.

Any errors remaining in Settlement record to be corrected with jummabundee.

24. As there were no savings in the Baitool Settlement, owing to the funds for revision of records being furnished from the budget grant of the Hoshungabad Settlement, I do not submit any statement of the kind prescribed by your Circular No. 66, dated 25th ultimo.

No savings in Baitool.

No. I.—Pergunnahwar and Tehseelwar Total Statistical General Statement

Pergunnah.	Total No. of Villages in each Chuck.	Number of Chuk and the names of Talooks as compiled in the General Assessment Statements.	Highest Jumma of 1st Settlement.	Highest Jumma of 2nd Settlement.	Highest Jumma of 3rd Settlement.	Average Jumma of last five years.	Proposed Jumma.	Total Area. Acres.	Deduct Lakhiraj and Oobaree.
1	2	3	4	5	6	7	8	9	10
BAITOOL.	52	I. Baitool, Sainkhera, and Ponee ...	55,419	43,315	36,587	20,165	25,880	51,499	467
	42	II. Ditto ditto ...	29,353	19,109	19,916	11,210	14,540	55,503	646
	53	III. Ditto ditto ...	5,621	4,169	4,242	2,630	3,744	76,646	357
	6	I. Amlah	5,173	3,740	4,062	2,510	3,430	9,555	84
	11	II. Ditto	1,621	1,622	1,608	1,175	1,805	7,952	59
	20	III. Ditto	768	595	777	380	590	21,791	28
	40	I. Raneepoor, Shahpoor, and Dabah ...	5,562	4,936	5,503	3,585	7,256	48,718	267
	111	II. Ditto ditto ...	1,271	1,623	2,240	1,466	3,372	173,771	320
	Former figures	Talookwar Settlement of Shahpoor ...	3,100	2,496	1,550	1,200	.....	.....	.....
	16	Jamgurh	300	300	300	230	293	35,885	13
	39	Bordah	Formerly Jagheer ...			.....	1,505	98,888	65
	390	Total of Pergunnah Baitool	1,08,188	81,905	76,785	44,551	62,415	580,148	2,304

in Acres, arranged according to the Chuks of the Baitool District.

Minhaee.	Malgoozaree Area.					Assessment on total Area per Acre.	Assessment on total Malgoozaree land cultivated and culturable per Acre.	Assessment on land under cultivation.	Explanation.
	Uncultivated.		Cultivated.						
Barren Waste.	Culturable Waste.	Lately abandoned.	Irrigated.	Unirrigated.	Total Cultivation.				
11	12	13	14	15	16	17	18	19	20
						A. P.	A. P.	A. P.	
8,008	3,425	2,153	2,501	33,904	36,405	8 0¾	9 8	11 4	Resumed Maafee 868 Acres added with cultivation and Assessed Rent-free 113 Acres.
5,096	7,484	2,280	1,076	38,650	39,726	4 2	4 8	5 1	Resumed Maafee 204 Acres and 76 Acres Rent-free.
26,673	19,051	3,347	88	26,621	26,709	0 9	1 2	2 2	509 Acres Rent-free, &c.
481	1,607	163	496	6,679	7,175	5 8	6 0	7 7	Resumed Maafee 41 Acres and Rent-free 4 Acres.
478	1,658	192	210	5,331	5,541	3 7	3 10	5 2	Resumed Maafee 24 Acres.
7,457	8,548	308	12	3,465	3,477	0 5	0 9	2 8	Resumed Maafee 16 Acres and Reserved Waste 1,959 Acres.
5,905	13,376	3,048	204	23,293	23,497	2 3	2 10	4 11	Reserved Waste 2,625 Acres.
36,812	46,143	14,609	25	26,695	26,720	0 4	0 7	2 0	Reserved Waste 49,167 Acres.
.....	.....	.....	...	.....	.....	...	...	...	
2,187	12,335	860	...	2,732	2,732	0 1	0 3	1 8	Reserved Waste 17,758 Acres.
42,900	16,973	4,252	1	9,477	9,478	0 3	0 9	2 6	Reserved Waste 25,220 Acres.
135,997	130,600	31,212	4,613	176,847	181,460	1 8	2 10	5 6	Resumed Maafee 1,153 Acres; Rent-free 693 Acres; Reserved Waste Acres 96,729.

No. I.—Pergunnahwar and Tehseelwar Total Statistical General Statement

Pergunnah.	Total No. of Villages in each Chuk.	Number of Chuk, and the names of Talooks, as compiled in the General Assessment Statements.		Highest Jumma of 1st Settlement.	Highest Jumma of 2nd Settlement.	Highest Jumma of 3rd Settlement.	Average Jumma of last five years.	Proposed Jumma.	Total Area.	Deduct
									Acres.	Lakhiraj and Oobaree.
1	2	3		4	5	6	7	8	9	10
Atnair.	4	I.	Atnair	6,550	4,775	3,110	2,010	2,575	10,290	33
	14	II.	Ditto	8,975	5,035	4,034	2,535	3,295	30,717	73
	20	III.	Ditto	3,913	3,050	2,240	1,166	1,390	53,269	84
	1	I.	Satnair	1,450	1,000	795	420	520	2,368	15
	7	II.	Ditto	2,211	1,641	1,575	1,000	1,350	15,092	41
	25	III.	Ditto	2,148	1,735	1,495	794	1,225	45,532	132
	4	I.	Ashta	5,710	3,665	3,275	2,020	2,700	5,351	25
	10	II.	Ditto	5,650	3,375	2,955	2,200	3,060	11,751	111
	7	I.	Masod	6,500	4,595	4,110	3,180	4,381	14,952	189
	8	II.	Ditto	2,412	2,300	1,670	1,235	1,765	8,257	52
	10	III.	Ditto	395	45	410	22	323	28,363	19
	1	I.	Mandwee	3,150	2,010	1,400	700	1,060	3,254	38
	6	II.	Ditto	4,450	2,350	1,730	1,005	1,515	8,216	32
	11	III.	Ditto	1,184	890	690	374	525	15,664	34
	6	I.	Bheisduhee	7,750	6,741	5,720	2,980	3,695	9,650	47
	23	II.	Ditto	7,905	6,946	5,990	3,735	4,395	33,344	131
	43	III.	Ditto	3,603	3,308	2,995	1,832	2,090	69,610	155
	10	„	Salburdee	15	40	50	50	65	7,923	12
	3	„	Sawulmenda... ...	150	200	500	130	110	14,068	7
	6	„	Bursalee	618	620	600	175	125	10,355	5
	13	„	Khamla	760	760	700	400	295	20,162	12

in Acres, arranged according to the Chuks of the Baitool District—contd.

Min-haee.	Malgoozaree Area.					Assessment on total Area per Acre.	Assessment on total Malgoozaree land Cultivated and Culturable per Acre.	Assessment on land under Cultivation.	Explanation.
	Uncultivated.		Cultivated.						
Barren Waste.	Culturable Waste.	Lately Abandoned.	Irrigated.	Unirrigated.	Total Cultivation.				
11	12	13	14	15	16	17	18	19	20
						A. P.	A. P.	A. P.	
290	1,758	124	287	7,425	7,712	4 0	4 2	5 10	Resumed Maafee 64 Acres and Rent-free land 309 Acres.
5,478	6,138	822	173	18,033	18,206	1 1	2 1	2 10	
20,677	9,280	1,403	...	11,853	11,853	0 4	0 10	1 10	Reserved Waste Acres 9,972.
94	155	29	77	1,862	1,939	3 6	3 10	4 3	Rent-free 110, Resumed Maafee 26 Acres.
615	4,542	479	95	7,314	7,409	1 5	1 8	2 11	Reserved Waste 2,006 Acres.
2,579	17,641	1,194	31	12,339	12,370	0 5	0 7	1 7	Reserved Waste 4,616 Acres.
474	326	9	244	4,172	4,416	8 1	8 10	9 8	Resumed Maafee 101 Acres.
694	1,055	859	220	8,047	8,267	4 2	4 5	5 10	Resumed Maafee 765 Acres.
4,067	2,059	88	373	7,662	8,035	4 8	6 5	8 5	Resumed Maafee 497 and Rent-free 17 Acres.
1,154	1,770	22	135	4,858	4,993	3 6	4 0	5 10	Resumed Maafee 187 and Rent-free 79 Acres.
17,663	3,342	946	...	2,072	2,072	0 2	0 10	2 5	Resumed Maafee 61, Rent-free 31, and Reserved Waste 4,229 Acres.
141	37	143	129	2,541	2,670	5 2	5 3	6 4	Resumed Maafee 225 Acres.
596	740	562	145	6,141	6,286	2 11	3 2	3 10	
2,082	8,163	250	...	5,135	5,135	0 6	0 7	1 7	
862	1,668	287	297	6,139	6,436	6 1	7 1	9 2	Resumed Maafee 22, Rent-free 3 Acres.
3,613	6,067	3,181	99	20,130	20,229	2 1	2 4	3 5	Resumed Maafee 123 Acres.
21,236	16,096	1,851	20	14,525	14,545	0 5	1 0	2 3	Reserved Waste 15,727 Acres.
5,378	1,513	96	8	916	924	0 1	0 4	1 1	
10,813	1,739	53	...	1,456	1,456	0 1	0 6	1 1	
6,489	2,841	69	...	625	625	0 2	0 6	3 2	Reserved Waste 326 Acres.
5,850	1,605	1,834	...	1,328	1,328	0 2	1 0	3 6	Reserved Waste 9,533 Acres.

No. I.—Pergunnahwar and Tehseelwar Total Statistical General Statement

Pergunnah.	Total No. of Villages in each Chuk.	Number of Chuk, and the names of Talooks as compiled in the General Assessment Statements.		Highest Jumma of 1st Settlement.	Highest Jumma of 2nd Settlement.	Highest Jumma of 3rd Settlement.	Average Jumma of last five years.	Proposed Jumma.	Total Area. Acres.	Deduct Lakhiraj and Oobaree.
1	2	3		4	5	6	7	8	9	10
Atnair—*Continued.*	2	III.	Banoor	456	400	335	80	60	2,280	5
	8	„	Supahla	1,000	600	500	200	310	9,052	23
	242		Total of Perg. Atnair	76,955	56,511	46,879	28,503	36,829	429,520	1,275
Saoligurh.	13	I.	Nusseerabad and Deogaon	15,540	12,125	8,487	4,985	6,825	20,696	102
	27	II.	Ditto ditto	11,798	8,755	6,780	4,565	6,340	52,987	152
	36	III.	Ditto ditto	4,955	3,957	2,996	2,052	2,831	85,524	135
	14		Jhullar	2,250	1,250	850	700	1,000	27,944	87
	9		Kaisea	525	525	400	265	410	28,907	23
	8		Khampoor	4,590	1,000	850	645	280	30,224	33
	10		Chillore	.....	900	780	220	270	30,627	14
	6		Peepureeah	.....	850	850	390	380	28,669	23
	5		Hurdah	.....	400	370	200	220	20,073	11
	10		Rumbha	6,035	5,000	2,500	620	535	21,849	36
	5		Boree	.....	500	375	340	185	15,745	8
	2		Gogra	.....	250	225	260	90	5,045	5
	20		Neemghur	425	300	460	425	560	55,356	19
	7		Cheerapatla	675	575	550	400	470	15,994	11
	5		Morea	675	350	240	150	135	16,290	5
	11		Neelghur	.....	400	375	290	305	17,739	44
	15		Kundkakajun ...	.....	.....	1,300	1,060	1,020	44,025	81
	12		Mohta	.....	.....	600	410	370	16,927	34
	215		Total of Saoligurh ...	47,468	37,137	28,988	17,977	22,226	534,620	823
Mooltye.	24	I.	Mooltye and Dunawa	22,060	10,376	11,298	9,277	12,236	40,216	357
	103	II.	Ditto ditto	39,437	16,067	19,425	17,915	23,485	140,793	1,137
	39	III.	Ditto ditto	4,630	1,871	1,170	1,586	2,425	72,330	309

in Acres, arranged according to the Chuks of the Baitool District—contd.

Minhaee.	Malgoozaree Area.					Assessment on total Area per Acre.	Assessment on total Malgoozaree land Cultivated and Culturable per Acre.	Assessment on land under Cultivation.	Explanation.
	Uncultivated.		Cultivated.						
Barren Waste.	Culturable Wast.	Lately Abandoned.	Irrigated.	Unirrigated.	Total Cultivation.				
11	12	13	14	15	16	17	18	19	20
						A. P.	A. P.	A. P.	
1,409	560	.....	...	306	306	0 5	1 1	3 1	
5,141	1,370	171	..	1,548	1,548	0 6	1 7	3 2	Reserved Waste Acres ... 799
124,395	90,465	14,472	2,333	146,427	148,760	1 4	2 2	3 10	Acres. Resumed Maafee „ ... 2,071 Rent-free land „ ... 874 Reserved Waste „ ... 47,208
4,275	2,104	637	437	13,141	13,578	5 3	6 8	7 10	
16,586	11,439	2,643	191	21,975	22,166	1 9	2 9	4 7	
17,885	19,895	3,660	27	14,721	14,748	0 6	1 1	3 0	Resumed Maafee „ ... 29 Reserved Waste „ ... 29,172
12,733	4,951	1,934	60	8,140	8,200	0 7	1 1	1 11	Resumed Maafee „ ... 39
6,132	6,716	320	...	2,405	2,406	0 3	0 8	2 8	Reserved Waste „ ... 13,311
5,752	3,726	439	8	1,375	1,383	0 1	0 9	3 4	Reserved Waste „ .. 18,891
7,066	5,765	718	...	2,439	2,439	0 1	0 5	1 9	Ditto ditto „ ... 14,625
11,646	7,385	197	...	2,621	2,621	0 2	0 7	2 2	Ditto ditto „ ... 6,797
402	4,897	487	...	1,251	1,251	0 2	0 6	2 9	Ditto ditto „ .. 13,025
14,009	3,298	135	2	2,334	2,336	0 4	1 5	3 7	Ditto ditto „ ... 2,035
11,705	1,673	10	...	1,247	1,247	0 2	0 11	2 2	Ditto ditto „ ... 1,102
3,948	320	207	2	563	565	0 3	1 3	2 6	
7,731	11,406	410	4	4,330	4,334	0 2	0 6	2 1	Ditto ditto „ ... 31,456
5,799	4,441	434	...	1,746	1,746	0 7	1 1	4 3	Ditto ditto „ ... 8,563
3,573	2,128	71	...	836	836	0 1	0 8	2 7	Ditto ditto „ ... 9,677
2,569	3,679	334	...	1,956	1,956	0 3	0 9	2 5	Ditto ditto „ ... 9,157
6,277	14,999	978	23	9,035	9,058	0 3	0 6	1 9	Ditto ditto „ ... 12,632
6,400	5,411	1,255	...	3,827	3,827	0 4	0 6	1 6	
14,488	114,233	14,869	754	93,942	94,696	0 7	1 7	3 9	Resumed Maafee „ ... 63 Reserved Waste „ ...165,443
1,968	7,078	1,522	1,470	27,733	29,203	4 10	5 2	6 8	Resumed Maafee „ ... 88
10,813	34,522	7,200	2,944	83,724	86,668	2 4	2 11	4 4	Resumed Maafee „ ... 328 Rent-free land „ ... 125
12,859	18,755	4,540	255	35,612	35,867	0 6	0 8	1 1	

No. 1.—Pergunnahwar and Tehseelwar Total Statistical General Statement

Pergunnah.	Total No. of Villages in each Chuk.	Number of Chuk, and the names of Talooks, as compiled in the General Assessment Statements.		Highest Jumma of 1st Settlement.	Highest Jumma of 2nd Settlement.	Highest Jumma of 3rd Settlement.	Average Jumma of last five years.	Proposed Jumma.	Total Area. Acres.	Deduct Lakhiraj and Oobarce.
1	2	3		4	5	6	7	8	9	10
Mooltye—continued.	20	I.	Sainkhera and Putun	42,720	25,315	19,529	12,450	15,670	34,010	240
	25	III.	Ditto ditto ...	17,343	8,960	7,920	5,920	7,843	36,525	212
	15	III.	Ditto ditto ...	1,935	1,285	955	674	1,385	24,680	70
	226		Total of Mooltye ...	128,125	63,874	60,297	47,822	63,044	348,554	2,325
									Tehseelee Baitool.	
	390		Baitool	198,188	81,905	76,785	44,551	62,415	530,148	2,304
	242		Atnair	76,955	56,511	46,879	28,503	36,820	429,520	1,275
	215		Saoligurh	47,468	37,137	28,988	17,977	22,226	534,620	823
	847		Total of Tehseelee Baitool	232,611	175,553	152,652	91,031	121,470	1,544,288	4,402
									Tehseelee Mooltye.	
	226		Mooltye	128,125	63,874	60,297	47,822	63,044	348,554	2,325
	1073		Total of Dist. Baitool	360,736	239,427	212,949	138,853	184,514	1,892,842	6,727

Baitool District Settlement Office.

in Acres; arranged according to the Chuks of the Baitool District—contd

Minhaee	Malgoozaree Area.					Assessment on total Area per Acre.	Assessment on total Malgoozaree land Cultivated and Culturable per Acre.	Assessment on Land under Cultivation.	Explanation.
	Uncultivated.		Cultivated.						
Barren Waste.	Culturable Waste.	Lately Abandoned.	Irrigated.	Unirrigated.	Total Cultivation.				
11	12	13	14	15	16	17	18	19	20
						A. P.	A. P.	A. P.	
3,395	4,363	532	1,414	21,992	23,406	6 2	7 4	9 2	Resumed Maafee 515 & Rent-free land 1,559 Acres.
2,654	9,711	1,311	754	21,574	22,328	3 5	3 8	5 6	Resumed Maafee 171 & Rent-free land 138 Acres.
4,532	10,213	727	57	9,025	9,082	0 10	1 1	2 4	Rent-free 8, and Resumed Maafee 48 Acres.
36,221	84,642	15,832	6,894	199,660	206,554	2 10	3 3	4 10	Resumed Maafee 1,150 & Rent-free land &c. 1,830.
135,997	130,600	31,212	4,613	176,847	181,460	1 8	2 10	5 6	
124,395	90,465	14,472	2,333	146,427	148,760	1 4	2 2	3 10	
144,448	114,233	14,869	754	93,942	94,696	0 7	1 7	3 9	
404,880	335,298	60,553	7,700	417,216	424,916	1 3	2 4	4 6	
36,221	84,642	15,832	6,894	199,660	206,554	2 10	3 3	4 10	Acres Resumed Maafee ... 4,442 Rent-free &c. ... 3,397 Reserved Waste ... 309,380
441,101	419,940	76,385	14,594	616,876	631,470	1 7	2 7	4 7	

W. RAMSAY,

Settlement Officer.

No. II.—Comparative Statistical Statement of Area, Jumma, Rental, Rates, &c., for the Baitool District.

Name of Pergunnahs.	No. of Mouzas.	No. of Mehals.	Total area.	Total Malgoozaree area	Cultivated area.		Rental.		Rent Rate.		Former Jumma.	Former revenue rate per acre on cultivated area.	Total revenue of new assessment (including Maafees.)	Revenue payable in Sumbut 1921 under new assessment.	New revenue rate on cultivated area.	Revenue rate on Malgoozaree area.	Number of Ploughs.	Population.	Rate on square mile.
					Before Assessment	After Assessment.	Before Assessment.	After Assessment.	Before Assessment.	After Assessment.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
									A. P.	A. P.	Rs.	A. P.	Rs.	Rs.	A. P.	A. P.			Rs. A
Baitool	390	1	580,148	346,729	182,613	184,917	96,328	98,960	8 4	8 7	44,551	3 11	62,415	61,665	5 6	2 10	9,925		68 0
Atnair	342	...	429,52	257,043	150,831	152,106	54,532	55,930	5 9	5 10	28,503	3 0	36,829	36,829	3 10	2 3	7,676		54 12
Saoligurh ...	215	...	538,620	224,689	94,764	95,587	32,120	33,311	5 4	5 6	17,977	2 0	22,226	22,226	3 8	1 7	4,895	240,000	26 6
Mooltye	226	2	348,554	310,503	207,704	210,029	89,066	98,928	6 9	7 6	47,822	3 8	63,044	63,044	4 9	3 3	10,159		116 8
Total ...	1,073	2	1,892,842	1,138,964	635,912	642,639	272,046	287,129	6 9	7 1	1,38,853	3 5	1,84,514	1,83,764	4 7	2 7	32,655	240,000	62 0

The figures showing the rental after assessment are, I fear, not very accurate, but I have not time again to have each Misl scrutinized; the amount was computed from lists prepared for each village at time of Khewut; a great increase has taken place since then in rents the result of which does not appear here.

Settlement Office, Baitool District.

W. RAMSAY,
Settlement Officer.

No. III.—Statistical Statement of the District of Baitool.

Name of Tehseel.	Total No. of villages in Tehseel.	VILLAGE AREA.								LAND HOW OCCUPIED.			No. of Houses.	POPULATION.		No. of Wells in use.	No. of Ploughs.	REMARKS.
		Total area.	MALGOOZAREE AREA.						Minhaee, Lakhiraj, and barren waste.	Cultivated by Proprietors.	Cultivated by Hereditary Cultivators.	Cultivated by Tenants-at-will.		No. of Persons Agricultural.	No. of Persons Non-agriculturable.			
			Cultivation.			Capable of cultivation.		Total Malgoozaree.										
			Irrigated.	Unirrigated.	Total.	Lately abandoned.	Fit for cultivation.											
Baitool	847	1,544,288	7,70[illegible]	420,508	428,208	60,553	335,298	824,059	409,282	27,628	253,564	147,016	38,30[illegible]	78,145	78,228	1,855	22,496	
Mooltye	226	348,554	6,894	200,810	207,704	15,832	84,642	308,178	38,546	12,106	149,616	45,982	15,295	29,500	35,055	2,325	10,159	
Total ...	1,073	1,892,842	14,594	621,318	635,912	76,385	419,940	1,132,237	447,828	39,734	403,180	192,998	53,595	107,645	113,283	4,180	32,655	

Setlement Office, Baitool District.

W. RAMSAY,
Settlement Officer.

DISTRICT BAITOOL.

No. IV.—Statement of Judicial Work performed during the progress of Settlement Operations.

	Nature of Claim.	Total No. of villages in the District.	NUMBER OF LITIGATED CASES.								DISPOSED OF BY				REMARKS.
			Total number instituted.	DISPOSED OF							Settlement Officer.	Assistant Settlement Officer.	Deputy Collector.	Superintendent.	
				By compromise, or consent.	By default.	Ex-parte.	Withdrawn.	On trial.							
								Decreed.	Dismissed.	Total.					
1	Claim to proprietory right in entire village	1,082	622	7	6	7	20	193	389	582	622	...	...	...	
2	Do. do. in fractional shares	...	704	18	12	3	13	218	440	658	754	...	..	...	
3	Do. to sub-propritary rights in entire village	...	39	1	.	...	...	9	29	38	39	...	..	...	
4	Do. do. in fractional shares	...	14	...	...	...	...	3	11	14	8	...	2	4	
5	Do. do. in individual holdings ..	...	52	2	1	4	...	21	24	45	42	....	3	7	
6	Do by tenants to rights of occupancy	...	136	6	9	11	...	65	45	110	...	...	...	136	
7	Do. to Lumberdarship	.	49	..	...	...	...	29	20	49	49	...	...	...	
	Total ...	1,082	1,616	34	28	25	33	538	958	1,496	1,464	...	5	147	

Nursingpoor, 15th October, 1866.

A. M. RUSSELL,
Officiating Settlement Officer, Baitool.

[ORDERS OF THE GOVERNMENT OF INDIA.]

From SIR W. MUIR, K.C.S.I., *Foreign Secretary, to* J. H. MORRIS, Esq., *Officiating Chief Commissioner Central Provinces—(No.* 308, *dated Simla, the* 20*th December* 1867.)

I am directed to acknowledge the receipt of your Secretary's letter, dated 13th ultimo, No. 3765-343, submitting the Report of the Land Revenue Settlement of the Baitool District, and, in reply, to state that His Excellency the Governor General in Council considers Mr. Ramsay's Report to be intelligent and interesting, and creditable to him.

2. From the Chief Commissioner's letter of 25th February, it would seem that there are imputations of serious error in the field measurements. This opinion is founded apparently on the Report of Mr. Ramsay himself; and yet His Excellency does not gather from that Report that Mr. Ramsay believed the measurements themselves to have been erroneous, but only that there were discrepancies between the record of the measurement and the state of possession at the time the classified records of proprietorship and occupancy came to be drawn up. The reason assigned for these discrepancies, *viz*, the interval that elapsed between the measurements and the subsequent operations, is an intelligible one; and it should be reported whether it really is the true reason, or whether Sir R. Temple's surmise is well founded. It is to be noted that Mr. Russell, who was deputed to complete the settlement records, speaks of errors and omissions in a way which gives the impression that they were merely clerical and of minor importance, and not of the serious character that would be involved in a general inaccuracy of map and measure. Your explanation will be awaited, but His Excellency in Council, believing that the errors in question are not of any serious character, will not defer sanctioning the settlement.

3. Mr. Ramsay's remarks in paragraphs 53 and 54 regarding the arrangements for the Putwaries appear to His Excellency in Council very sensible. It is not apparent why the Settlement Commissioner (paragraphs 6 and 7) question the authorized allowances thus laid down. It is obvious that the system of Putwary "Circles," which was introduced by the Government, North-Western Provinces,

and has been continued in this district and which appears to have worked well, cannot prove successful unless a full and sufficient salary is secured for each Putwary.

4. Mr. Ramsay's remarks on the slow rise of rents in paragraph 103 are striking, and the table given of the low rates at which the former and revised rents fall in each pergunnah amply bears out his view. But these remarks are hardly compatible with the estimates given elsewhere of the small profits and hard condition of the cultivators.

5. In paragraph 169 the average return for wheat is put down as five-fold and the net profit is represented as averaging only Rs. 2-8 per acre, from which if the rent (including the Government revenue) be deducted, very little would remain for the cultivator. There seems reason to question the data on which these calculations are based.

6. Like other of the districts of the Saugor and Nerbudda territories, Baitool is shown to have suffered severely, not only from the extortion of the Mahrattas, but from the exorbitant rates of our own early settlements. Under the former the assessment rose from Rs. 1,64,000 in 1803 to nearly two lakhs and a half, and this was still further enhanced under our first settlement; but the error was soon discovered, and the demand was gradually reduced, but not to a sufficient degree until serious injury had been inflicted.

7. It is stated (paragraph 58) that in consequence of this pressure the Patels were frequently ousted and estates changed hands. And yet it is remarkable to find that the ancient malgoozaree families have continued in such close connection with their estates, that out of 1,092 mouzahs, the tenure of the Malgoozars recognized in no less than 566 is traced up to a period anterior to British rule, and in 309 to the first settlement, a comparatively small number being of recent origin.

8. Still the malgoozaree tenure is stated to have been here, as elsewhere in the Saugor and Nerbudda territories, "one of occupancy only," and not of recognized proprietary right. Under these circumstances, it seems to the Governor General that Mr. Ramsay drew the rule for recognition of ancient tenants as sub-proprietors too rigidly as stated in his 107th paragraph. That rule recognized the right of cultivators who had held from a certain remote date to be proprietors, *where there was no stronger right.* But Mr. Ramsay

has construed this weak "malgoozaree" tenure, which was for the most part really a tenure of occupancy on sufferance only, to exclude the proprietary claims of all cultivators of the class referred to, however ancient; and has admitted the action of the rule in the case of two villages only confiscated for rebellion. This was clearly to construe the rule in a manner entirely different from the spirit in which it was framed and promulgated by the Government of the North-Western Provinces in 1853, and the consequence is that the action of the rule has been confined to 22 ryots out of above 30,000. His Excellency in Council does not observe that this point attracted the notice either of the Chief Commissioner or of the Settlement Commissioner.

9. It is, however, noticed with satisfaction that 9,428 ryots, or nearly one-third of the whole, are registered as having hereditary rights.

10. Mr. Ramsay explains (paragraph 128) that the classification of soils was made the same as in Nagpore, and not in accordance with the distinctions known locally in the district itself. It is not satisfactory to observe that the error was not discovered either by the Settlement Officers or the controlling authorities until too late.

11. The detailed explanations given by Mr. Ramsay in Section VIII of the grounds on which he framed his rent and revenue rates and deduced his assessments are very satisfactory, and prove that this portion of the work was discharged with the labor, care, and intelligence which it so much requires. A synoptical review on the same plan for the results of the entire district would have rendered the Section complete.

12. The 20 years' settlement had reduced the Government demand to about 1,39,000; and under the long continuance of it, now for above 30 years, the district has prospered and improved. The rise in prices, partly from the cotton movement, partly from the opening up of the railway and other communications, has been very great: and the latter cause will increase and become permanent. And in this view the enhancement by the present settlement to Rs. 1,84,591 cannot be considered otherwise than moderate.

13. The rates are very low, being on an average only four annas seven pie on the cultivated acre. The data on which the Settlement Commissioner supposes that the

jumma represented by these rates absorbs 69 per cent. of the gross rental do not appear, and would, without some very strong evidence, seem to His Excellency in Council to be very doubtful.

14. The cost of the settlement, amounting, with expenses of revision, to nearly Rs. 1,40,000 on a revenue of Rs. 1,84,000 is unusually high.

15. His Excellency in Council has been pleased to confirm the settlement for 30 years.

16. Notwithstanding the discrepancies of record amended by Mr. Russell (and which, so far as has been shown in the papers submitted, seem to have been of a comparatively trivial character), Mr. Ramsay's Report affords ample proof of the intelligence and ability with which he has upon the whole performed his duty, and a good assurance that the settlement now sanctioned will work satisfactorily both in the interest of the Government and the people.

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